



**Hanstone Road**

STOURPORT-ON-SEVERN

**£190,000**



## 2 Bedroom End Terraced House

### Features.

- TWO BEDROOMED END TERRACED HOME
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- GOOD SIZED GARDEN TO REAR
- POTENTIAL BUILDING PLOT TO SIDE (SUBJECT TO P.P.)
- LOUNGE AND REAR FACING KITCHEN
- DOWNSTAIRS WC AND UTILITY AREA
- TWO DOUBLE BEDROOMS & SHOWER ROOM
- LAPSED PP REFERENCE: 08/0816/FULL
- TENANT IN SITU @ £550PCM

### Description.

Summary: A well proportioned two bedroomed end of terraced home within Stourport with potential for a building plot to side, subject to the necessary Planning Permission, lapsed planning permission reference: 08/0816/FULL. The property benefits from ease of access into the town and is close to the Rugby and Cricket club along with being able to enjoy walks along the River Severn.

Description: The property briefly comprises: Front door opening into the hallway providing access to the ground floor accommodation and stairs rising to the first floor. The lounge has a large front aspect window, kitchen/diner to rear with a window overlooking the garden, WC and utility area to side. Upstairs, the master bedroom has dual aspect windows to the front, bedroom two is to the rear and there is three-piece walk-in shower room.

Outside: The rear garden is mostly laid to lawn making it a low maintenance garden. With a pathway leading down to the bottom of the garden with gates and wooden decking currently housing a shed.

Location: Stourport is a Georgian canal town with various shops, pubs and restaurants. For the children there are treasure island amusements as well riverside meadows and the canal basin is home to over 100 boats. Local attractions nearby include Severn Valley Railway and West Midlands Safari Park.



Lounge: 13' 10" x 10' 11" (4.22m x 3.34m)

Kitchen/Diner: 17' 11" x 8' 10" (5.48m x 2.70m) max

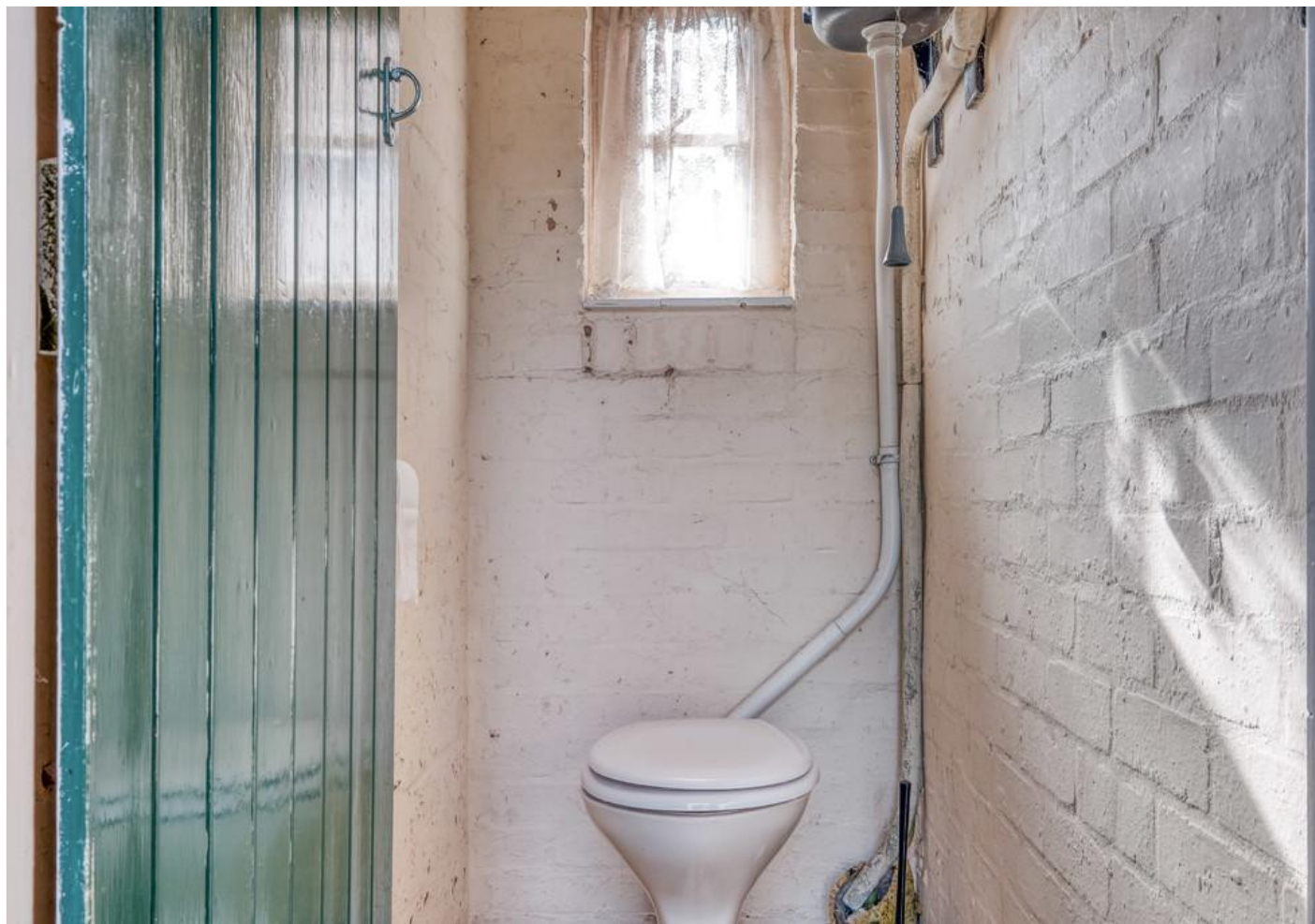
WC 5' 3" x 2' 9" (1.61m x 0.85m)

Stairs To First Floor Landing

Master Bedroom: 17' 4" x 9' 10" (5.30m x 3.02m)

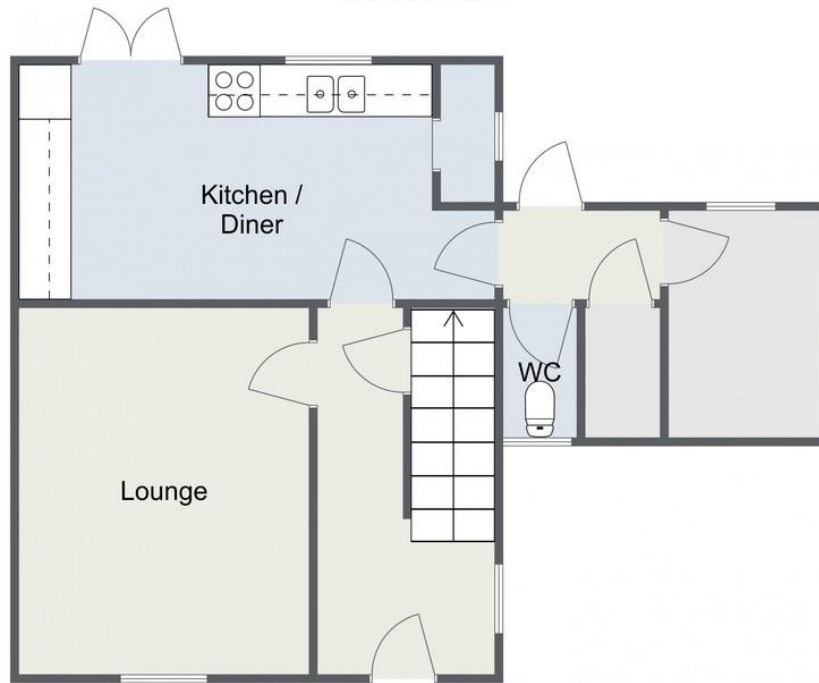
Bedroom Two: 10' 8" x 12' 9" (3.27m x 3.89m) max

Shower Room: 7' 5" x 5' 5" (2.28m x 1.67m)

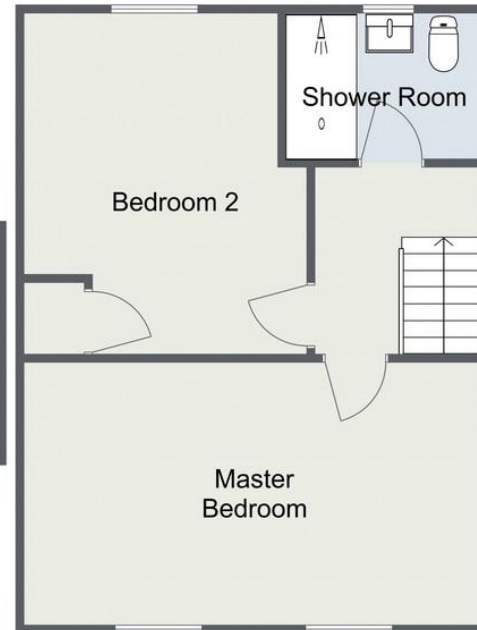


# Hanstone Road, Stourport - on - Severn

Ground Floor



First Floor



Total Area Approx  
84.4 sq m  
908.5 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: TBC

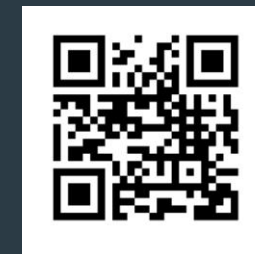
COUNCIL TAX BAND:

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Worcester office on:

01905 958290

Alternatively, you can scan below to view all of the details of this property online.



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