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## Bannut Hill, Kempsey, WR5 3NG

Price Guide £260,000

- End Terrace House
- Large Reception Room
- Utility Room
- Shower Room
- NO CHAIN
- Corner Plot
- Breakfast Kitchen
- Three Bedrooms
- Large Garden
- EARLY VIEWING ESSENTIAL



# 29 Bannut Hill, Kempsey WR5 3NG

A rare opportunity to acquire this charming three bedroom semi detached property situated at the end of a quiet cul-de-sac within the popular village of Kempsey. OFFERING POTENTIAL FOR MODERNISATION.



Council Tax Band: B







## LOCATION AND DESCRIPTION

Situated within the lovely village of Kempsey about about 3 miles (5 km) south of the city of Worcester, the village is bordered by the River Severn to the west and has the main A38 road running through it, providing convenient access to larger towns and the M5 motorway network. There are a range of local amenities, including local shops, a primary school (Kempsey Primary School), a community centre, playing fields, a park, and several pubs with eateries. Kempsey provides a rural lifestyle while remaining well-connected to nearby urban areas like Worcester and Malvern. Access is via a UPVC front door with double glazed opaque panels with a front facing double glazed opaque matching panel opening into:-

## RECEPTION HALL

Ceiling light, stairs to the first floor and doors to:-

## LOUNGE

21'3 x 10'10 (max)

A light and airy reception room with two ceiling lights, front facing double glazed window, rear facing double glazed patio doors with a pleasant view overlooking the garden. There is a feature brick fireplace with a tiled hearth, wooden mantle over and an electric fire inset.

## BREAKFAST KITCHEN

11'5 x 10'6

A good space combining kitchen and dining areas with ceiling strip light, front and side facing double glazed windows and radiator. There are a range of wall, base and drawer units, roll top work surface over, tiled splashback, sink with mixer tap and matching drainer, four ring gas hob, built in oven and space for a washing machine. A pantry provides further useful storage. Door to:-

## UTILITY

9'0" x 5'8"

This room lends itself to be incorporated into the kitchen to provide a larger area for dining. Ceiling light, rear facing double glazed window, rear facing part double glazed door leading to the rear garden, radiator, roll top work surface over with cupboard under, space for a fridge and tumble dryer, there is a useful understairs cupboard providing extra storage. Door to:-

## SEPARATE W.C.

Ceiling light rear facing opaque double glazed window and a W.C. with high level cistern.

## LANDING

4'9" x 2'7"

Ceiling light, loft access, airing cupboard housing a 'Worcester' boiler. Doors to:-

## BEDROOM ONE

12'2" x 10'7

A good size principle bedroom with ceiling light, front and side facing double glazed window, radiator and a useful built in storage cupboard.

## BEDROOM TWO

11'0 x 10'11

Another double bedroom with ceiling light, front facing double glazed window and radiator.

## BEDROOM THREE

10'10 x 6'2

A good size single bedroom with ceiling light, rear facing double glazed window and radiator.

## BATHROOM

10'7 x 4'11

Ceiling light, side facing opaque double glazed window and radiator. There is a three piece white suite consisting of a double walk in shower cubicle, shower attachment over, wash hand basin with cupboards under and a low level W.C.

## OUTSIDE

To the front of the property is an enclosed lawn and slabbed foregarden, a path leads to the front door and a side pedestrian access via a wooden gate leads to the rear garden.

To the rear of the property is an attractive, enclosed and private garden with open views. lawn, slabbed seating area. There are four outbuildings to include a workshop with light and power, greenhouse with timber staging, summer house with light and power and an Aviary.

## SERVICES

We believe all mains services are connected to the property but have not been checked by the agent.



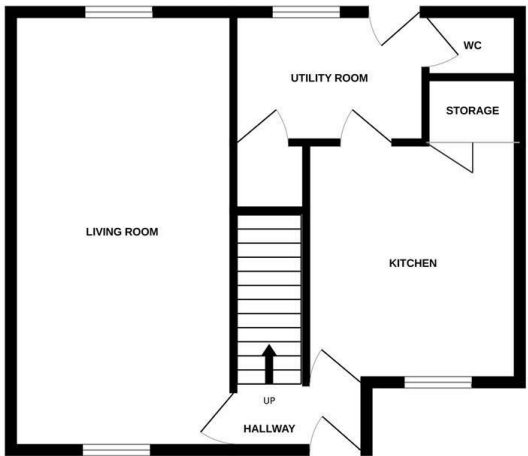
## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

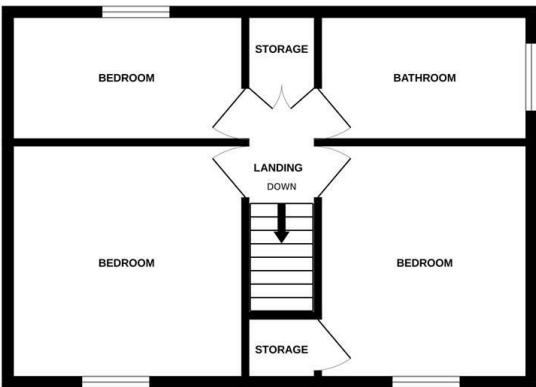
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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