



Close to the Town Centre | Double Glazing | Spacious Living Room | 2 Good Sized Double Bedroom | Family Bathroom | Allocated Parking | Rear Enclosed Garden | New Build |

Entrance Hall: UPVC obscure double glazed front door, ceiling light point, door through to lounge, door to cloakroom and opening into the kitchen. Single panelled radiator and laminate flooring.

Kitchen: A UPVC double glazed window is to the front with a ceiling light point, wall and base units with roll edge worksurface over, built-in in fridge freezer and electric oven, four ring gas hob with extractor fan, space and plumbing for dishwasher and washing machine, under cupboard lighting, 1 ½ bowl stainless steel sink and drainer unit with mixer tap over, cupboard with central heating boiler and tiled flooring.

Cloakroom: Ceiling light point, low level flush W.C., a pedestal hand wash basin with tiled splash back, single panelled radiator and extractor fan.

Lounge: UPVC double glazed, double doors opening onto the rear garden at the back of the lounge, ceiling light point, stairs leading to first floor, radiator and laminate flooring.

Landing: Doors to two bedrooms and bathroom, store cupboard with shelving, loft access, ceiling light point and carpeted.

Bedroom One: UPVC double glazed window to rear overlooking the canal, radiator, ceiling light point, double built-in wardrobe and carpeted.

Bedroom Two: UPVC double glazed window to front, radiator, ceiling light point, built-in single wardrobe and carpeted.

Bathroom: UPVC obscure double glazed window to front, single panelled radiator, ceiling light point and extractor fan, shaver socket, part tiled walls and tiled flooring, low-level flush W.C., pedestal wash hand basin, panel enclosed

bath with separate shower over and glass shower screen.

Garden: Patio area with path leading to a gate at the rear with a lawned area either side of the path. Timber panelled fence surround. One allocated parking space to the rear of the property.

Price: £775 per month

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