



33 The Limes, Kempsey,  
Worcester WR5 3LG

A detached house set within the village of Kempsey, offered for sale with no onward chain.

This upgraded generously proportioned home comprises: porch into reception hallway, with stairs rising to the first floor landing & access into the living room, bathroom & dining/kitchen area. The bathroom has a contemporary suite with a shower over the bath, W.C & wash basin. The kitchen has been re-fitted & has a range of base & wall units, sink & drainer, oven, hob & extractor, garden outlook & access through to the lean-to/utility space with a door to the back gardens. From the kitchen, the dining room has doors out to the rear garden.

To the first floor, the landing leads to both double bedrooms with built in cupboards & a jack & jill W.C & wash basin.

Externally, there is a driveway for several vehicles & a garage with a useful storage/workshop to the rear, which in turn leads out to the garden, which is fenced & enclosed, laid to lawn with established planting.

Kempsey has several pubs, serving food & a useful Morrisons daily. There is a well regarded primary school & Worcester city & the M5, J7 are just a short drive away.

Worcester has a wide range of amenities to include pubs, bars, restaurants, cafes, shops & supermarkets, retail parks & leisure facilities in addition to the renowned Worcester cathedral. There are two train stations with direct access to London.

FREEHOLD

Council Tax Band D - Malvern Hills





**Agents Note**

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

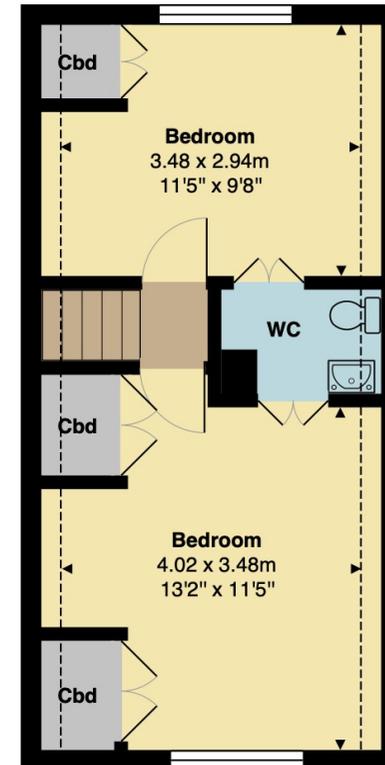
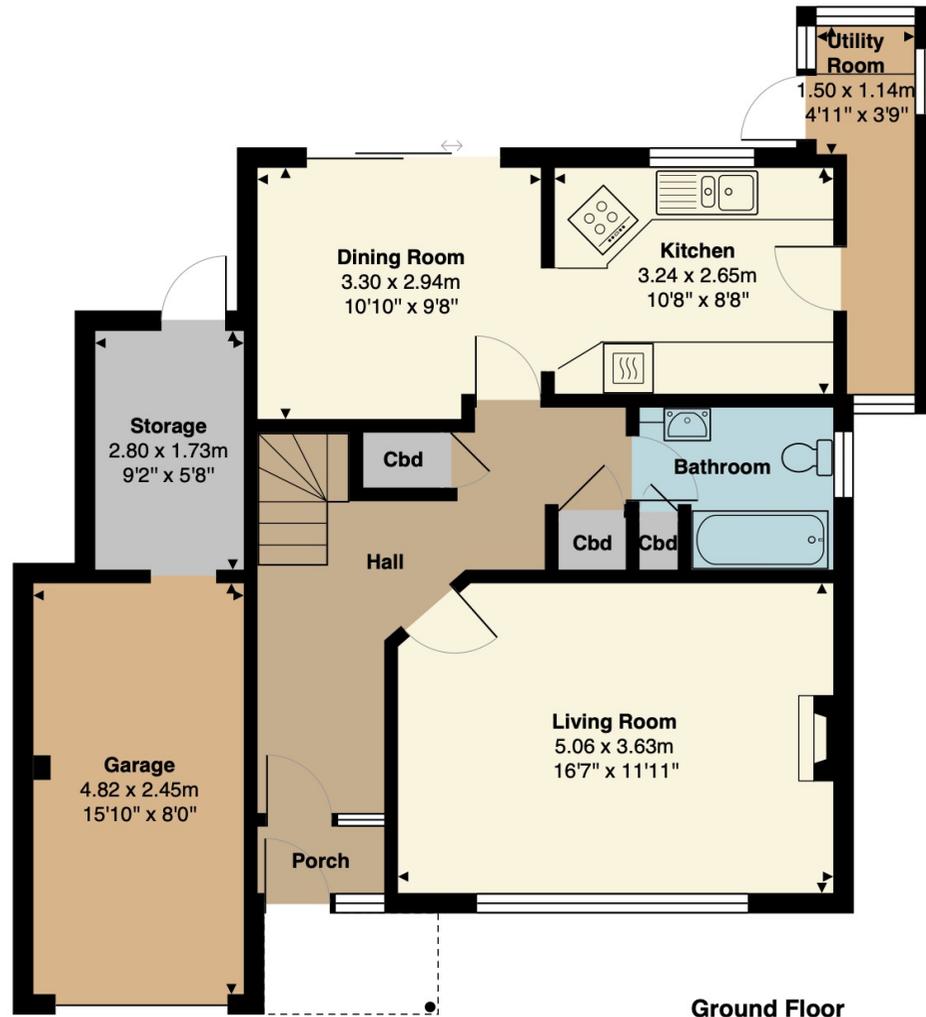


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

**General Information**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



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