

**Market House
Market Square
Tenbury Wells
Worcs
WR15 8EA**

**MARY STONE
PROPERTIES**



Offers in the region of £220,000 Freehold



77 Teme Street, Tenbury Wells, Worcs WR15 8AE
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

"The Town in the Orchard" is how Queen Victoria described Tenbury Wells, this beautiful Market Town is set in the heart of the Teme Valley on the banks of the River Teme.

As you enter Tenbury over the River Teme Bridge, the main street used to sweep to the right, past St Marys Church and into Market Square. In front of you now stands Market House a Grade II listed 17th Century building, one of the oldest properties in the town and an important part of Tenbury Wells' history.

Market House is a spacious and imposing three story building with a large cellar area and the benefit of off road parking. Originally built as two cottages it has been sympathetically renovated, and converted to form a substantial three bedroom family home, retaining many of the original features. This property gives you spacious accommodation including kitchen/breakfast room, living room, three bedrooms, family bathroom and a separate wc on the second floor. There is a useful utility area set off the bathroom, spacious landings, gallery staircase and mains gas central heating throughout.

Hallway

having wooden flooring, access to the cellar, built in cupboard, radiator and door to the rear parking area

Living Room 16' 1" x 12' 6" (4.9m x 3.8m)

spacious and light with a door leading out to the front, fitted carpet, exposed beam and radiator

Kitchen/Breakfast Room 16' 1" x 6' 7" (4.9m x 2m)

fitted wall and base units with laminate work tops, space for an electric cooker, chimney style extractor, space and plumbing for a dishwasher, space for a breakfast table and chairs, radiator

First Floor Landing

galleried landing with a fitted carpet, window to the rear elevation and a useful built in cupboard

Bedroom Two 12' 10" x 12' 6" (3.9m x 3.8m)

spacious double bedroom with a fitted carpet, window to the front elevation with feature wooden blinds, exposed beams, radiator and access opens to a dressing area

Dressing Area 5' 3" x 8' 6" (1.6m x 2.6m)
with hanging rails

Bathroom 10' 6" x 10' 4" (3.2m x 3.14m)

white suite comprised of wc, vanity basin unit, bath, separate shower enclosure with a thermostatic shower, chrome towel rail radiator

Utility Area

having space and plumbing for a washing machine and tumble dryer, radiator, shelving

Second Floor Landing

fitted carpet, exposed beams, window to the side elevation

Bedroom One 16' 1" x 12' 10" (4.9m x 3.9m)

spacious double bedroom with a fitted carpet, exposed beams and window to the side elevation

WC

white wc, pedestal basin, extractor and radiator

Bedroom Three 9' 10" x 9' 6" (3m x 2.9m)

fitted carpet, radiator, two Velux windows to the rear elevation, exposed beams

Outside

Market House is located close to the market town of Tenbury Wells and there is parking to the rear of the property. There are other properties in the courtyard and they have a right of access to their parking spaces.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

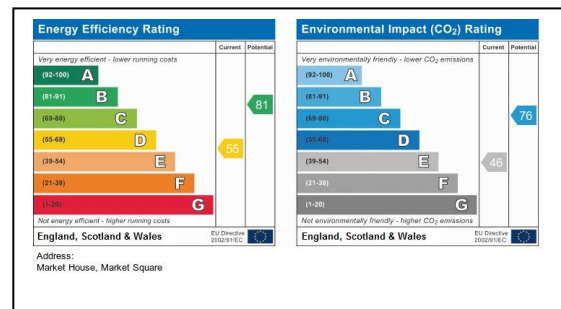
(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

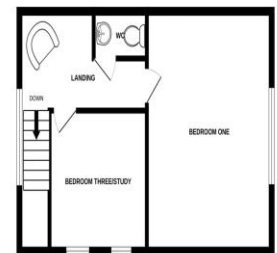
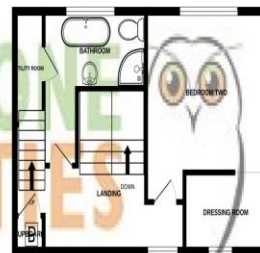
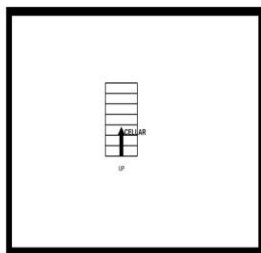


CELLAR
415 sq.ft. (38.5 sq.m.) approx.

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

FIRST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

SECOND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 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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