



Allan Morris
estate agents

**Pixham Ferry Lane, Kempsey,
Worcester.**

Inchincroft Cottage 4 Pixham Ferry Lane, Kempsey, Worcester. WR5 3NQ

Features

- 3 Bedroom semi detached Cottage
- Sought after location
- Potential to extend, if required
- South facing gardens and views towards the Malvern Hills
- Off road parking

A three bedroom semi detached Cottage, situated in this quiet location, within easy reach of Kempsey village and Worcester City.

Accommodation briefly comprises: Entrance Porch, Sitting Room with Inglenook fireplace, 2nd Reception with feature fireplace (not currently used) with views to the side and rear towards the Malvern Hills, Kitchen and Utility/Sun Room off to the rear elevation. On the first floor: Bedroom 1, which is a good size double with views to the side and rear, two further Bedrooms (both with built-in cupboards and one with original cast iron fireplace), modern Family Bathroom with shower over and with further views to the side and rear and access to attic space.

Outside: Ample off road parking via gravelled driveway and garden to the side, which is south facing and rear with views towards the Malvern Hills in the distance.

AGENT'S NOTE: There is also a Cellar, which is underneath the 2nd Reception, which is currently not able to be accessed.

LOCATION:

The property is situated on the outskirts of the sought after village of Kempsey and situated down a quiet lane with private access. The village offers a local Primary School, amenities and easy access to Worcester City and major transport links.





Directions:

From Worcester City centre proceed out along the A38 Bath Road, passing straight over the first traffic island and straight on over the second traffic island, signposted for Kempsey. Continue through the village to the far end and turn right into Pixham Ferry Lane. Continue along for a short distance, taking the 2nd left along a private track, where 'Inchincroft Cottage' will be found on the right hand side, as indicated by our For Sale board.

WAM 7238

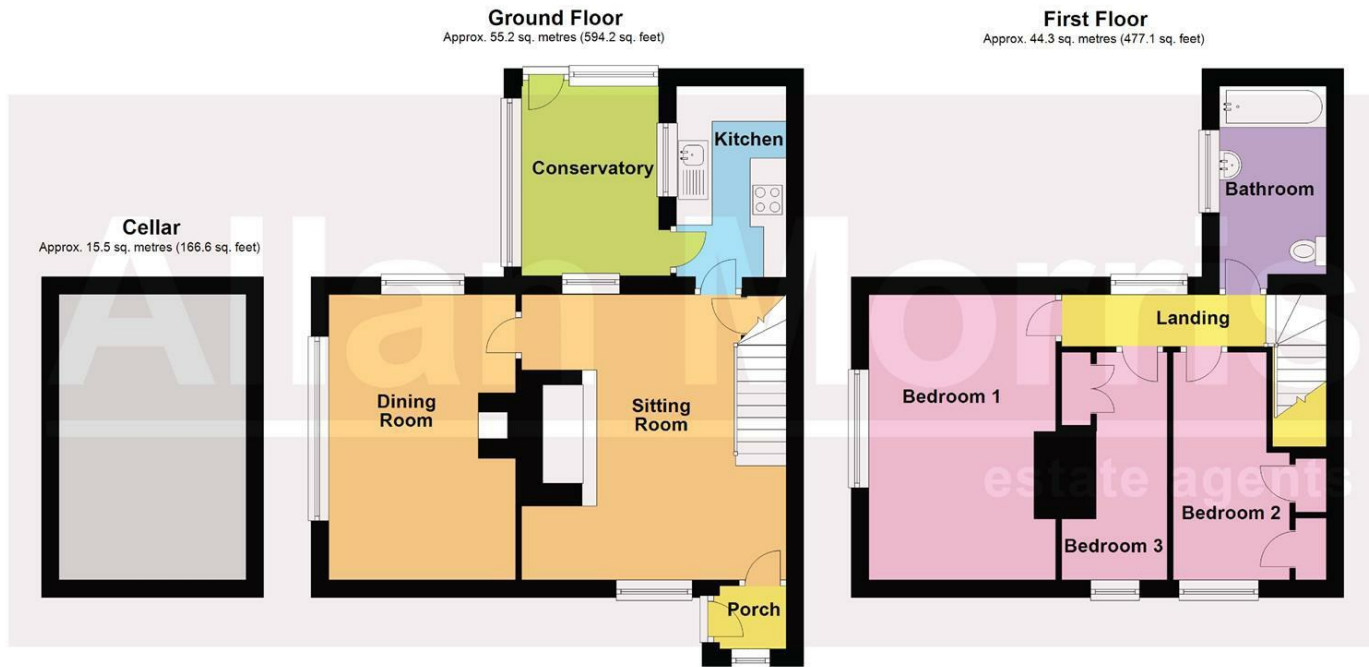
Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: C





Total area: approx. 115.0 sq. metres (1237.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

SITTING ROOM / RECEPTION:

16'4" x 14'9"

KITCHEN:

10'9" x 6'6"

UTILITY AREA / SUN ROOM:

11'5" x 8'6"

2ND RECEPTION:

15'8" x 10'9"

BEDROOM 1:

16'0" x 10'5"

BEDROOM 2:

13'5" x 6'6"

BEDROOM 3:

13'1" x 6'2"

FAMILY BATHROOM:

10'5" x 6'2"

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