



TO LET

£1,600 Per Calendar Month

33 Aconbury Close, Worcester, WR5 1JD

Set in the corner, in the charming area of Aconbury Close, Worcester, this delightful house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

The house features two inviting reception rooms, providing ample space for relaxation and entertainment.

Situated in a peaceful neighbourhood, Aconbury Close offers a sense of community while still being conveniently located near local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal location for families and professionals alike.

EPC C, Council Tax F

What3Words ///transmitted.taken.tiger



- Detached Modern Family Home
- Four Bedrooms
- Family bathroom and Master en-suite
- Garage and enclosed rear garden
- Double glazing and Gas Central Heating
- Large Lounge/Diner and further Reception Room

Entrance Hall

Having laminate flooring, opaque double glazed window and door to the front, alarm panel, smoke alarm, ceiling light point, thermostat, and stairs to first floor.

Reception Room - Lounge

Having carpet, gas fire with CO monitor, ceiling light point two radiators and double glazed windows to the front and side.

Reception Room - Dining Room

Having laminate flooring, radiator, ceiling light point, double glazed sliding glass door to the rear.

Kitchen

Having vinyl flooring, a range of wall and base units with work surface featuring a stainless steel 1 1/2 bowl sink and drainer unit, and a double glazed window to the rear. The kitchen also has a ceiling light point, radiator, extractor fan, under-stairs cupboard and door to utility.

Utility Room

Having vinyl flooring, radiator, boiler with CO monitor, and a double glazed door and double glazed window to the garden.

Inner Hallway

Accessed from the entrance hall, the inner hallway has carpet, radiator and ceiling light point.

Downstairs W/C

Having W/C, hand wash basin, radiator, vinyl flooring and extractor fan.

Office/Reception Room

Having carpet, three radiators, ceiling light points double glazed windows to front and rear, loft hatch, fuse box, smoke alarm and double glazed door to the front.

Landing

Having carpet, smoke alarm, ceiling light point and airing cupboard.



2 Reception Room/s



4 Bedroom/s



2 Bath/ shower room/s

Bedroom Two

Having carpet, radiator, ceiling light point and double glazed window.

Bedroom Four

Having carpet, radiator, double glazed window and ceiling light point.

Bedroom Three

Having carpet, radiator, double glazed window, ceiling light point and built-in wardrobe.

Bedroom One

Having carpet, radiator, built in wardrobe, double glazed window, ceiling light point and door to the en-suite.

En-Suite

Having vinyl flooring, W/C, hand wash basin, radiator, extractor fan, opaque double glazed window and an electric shower in an enclosed shower cubicle

Bathroom

Having W/C, hand wash basin, radiator, opaque double glazed window, bath with electric shower, ceiling light point and extractor fan.

Garage

Having up and over door, light, power, door the the rear garden and housing the gas and electricity meters.

Garden and Outdoors

To the front, driveway bordered by plant and shrub borders and having access to the garage.

To the rear, a covered patio area, a garden mainly laid to lawn with tree and shrub borders.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

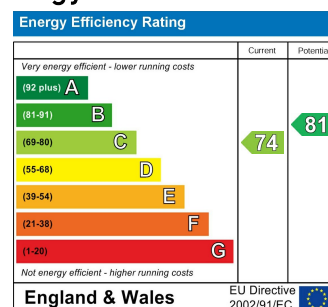
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Energy Performance Ratings



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