



QualitySolicitors
Parkinson Wright
Estate Agents



Linksvie Crescent, Newtown, Worcester, WR5 1JH

£1,250 PCM

- Semi-Detached Property
- Two Reception Rooms
- Parking & Garage
- AVAILABLE IMMEDIATELY
- Three Bedrooms
- Garden
- Central Heating & Double Glazing

23 Linksview Crescent, Worcester WR5 1JH

A substantial three bedroom semi detached property in a sought after location. Completely refurbished to include new kitchen, new bathroom, decoration and carpets. AVAILABLE IMMEDIATELY. EPC - C



Council Tax Band: C





LOCATION & DESCRIPTION

Situated in an extremely convenient location just moments walk from the city centre within the well established residential area of Ronkswood which has excellent access to the M5 and Worcestershire Royal Hospital. There are a variety of amenities locally including supermarkets, local schools and leisure facilities. The property is accessed via a small front porch with sliding fully glazed doors to;

HALLWAY

Fully glazed uPVC door leading in, ceiling light fitting, radiator, built in full height cupboard, stairs to first floor and doors to:

LOUNGE

14'8" max into bow x 12'0"

Having ceiling light fitting, radiator, electric feature fireplace and front facing double glazed window, Archway to:

DINING ROOM

9'11" x 9'10"

Ceiling light fitting, radiator, useful built in cupboard and sliding patio doors leading to the rear garden.

KITCHEN

'I' shaped 11'4" x 9'11"

Newly refurbished with recessed ceiling lights, fully height modern upright radiator and rear facing double glazed window to garden along with feature circular window to rear garden. Large understairs storage cupboard. Range of contemporary base, drawer and wall units with soft close doors and wood effect worktops with matching splashbacks. Appliance space and plumbing for washing machine along with a one and half bowl stainless steel sink and mixer tap. Brand new built in electric oven, induction hob, stainless steel splashback and stainless steel chimney style extractor. A fully glazed uPVC door leads to the rear lobby.

REAR LOBBY & WC

With pedestrian door to garage, sliding door fully glazed door to garden. Door to WC with low level WC and window facing to the garden as well as a batten light fitting.

STAIRS AND LANDING

Having access to loft, ceiling light fitting and side facing double glazed window. Useful cupboard with slatted shelves and radiator. Doors radiating to;

BATHROOM

7'8" max x 5'4" max

Newly fitted with ceiling light fitting, radiator and rear facing double glazed window. Extractor, wall mounted mirrored vanity unit and wall mounted chrome shelving unit. New suite comprising of WC, basin and pedestal and bath with Mira mixer shower and shower screen.

BEDROOM ONE

11'6" to wardrobe x 10'11"

A good sized principal bedroom with ceiling light fitting, radiator and front facing double glazed window. Built in wardrobe with full height mirrored doors.

BEDROOM TWO

11'0" to wardrobe x 9'11"

Ceiling light fitting, radiator and rear facing double glazed window. Built in wardrobe with full height mirrored doors creating a good storage space.

BEDROOM THREE

7'1" x 8'0"

Ceiling light fitting, radiator and front facing double glazed window.

GARAGE

With metal double doors to the front and having power, lighting, and the utility meters.

OUTSIDE

To the front of the property is a block paved driveway providing parking for at least two vehicles and in turn giving access to the garage and Porch door. There is a pedestrian gate to the rear garden, neatly kept hedges and shrub border.

To the rear of the property is a patio area and lawned garden with neatly kept hedges. There are shrub borders waiting for a tenant to put their own mark on.

SERVICES

We believe all mains services are connected to the property

TENANCY

Offered on an initial 6 month assured shorthold tenancy.

RENT

£1250.00 per calendar month exclusive

DEPOSIT

One months' rent = £1250.00



Viewings

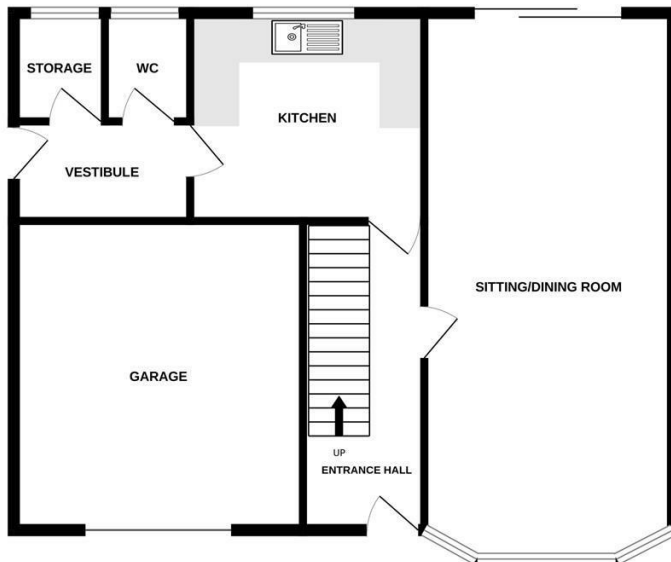
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

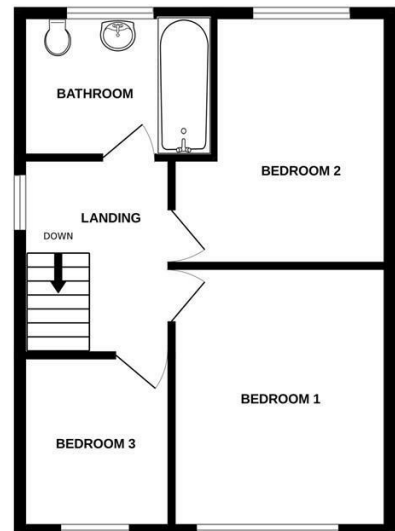
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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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