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**Estate Agents**



## Fern Road, Worcester, WR2 6HR

£300,000

- Detached Bungalow
- Convenient Location
- Gas Central Heating & Double Glazing
- Two Bedrooms
- Gardens and Driveway
- EARLY VIEWING ESSENTIAL

# 20 Fern Road, Worcester WR2 6HR

A good size detached bungalow offering spacious and flexible accommodation, situated in a convenient and popular residential location. NO ONWARD CHAIN. EPC - D

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Council Tax Band: D





## LOCATION & DESCRIPTION

The property is situated in a superb and convenient location within St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property is a detached bungalow offering flexible accommodation. Access is via a double glazed door with matching side panels opening into:-

### PORCH

Ceiling light and double glazed semi opaque front door opening into:-

### ENTRANCE HALLWAY

12'10" x 6'7"

A spacious entrance to the property with ceiling light, radiator and doors to:-

### LOUNGE

16'2" x 11'5"

A light and airy reception room with ceiling light, front facing double glazed window allowing plenty of natural light, radiator and feature fireplace with hearth, mantle over and gas fire inset.

### BREAKFAST KITCHEN

19'11" max x 10'9" max

A good size space combining kitchen and dining areas with two ceiling strip lights, rear facing double glazed window, radiator and access to the loft space. There are a range of wall, base and drawer units, roll top work surface over, complimentary tiled splashback, one and a half bowl sink with matching drainer and mixer tap, four ring electric hob, built in double oven. There is a useful walk in pantry with shelving. Door to:-

### UTILITY AREA

6'1" max x 3'7" max

Ceiling light, rear facing double glazed window, radiator, roll top work surface and plumbing for washing machine.

### REAR LOBBY

A access from the front of the house via a semi opaque double glazed door. Ceiling light, side facing double glazed windows, radiator and double glazed doors give access to the rear garden. Door to:-

### BEDROOM ONE

11'5" x 9'11"

A good size principal bedroom with ceiling light, front facing double glazed window and radiator.

### BEDROOM TWO

10'11" max to wall x 10'0" max to wall

Another double bedroom with ceiling light, rear facing double glazed window, radiator and a range of fitted wardrobes.

### SHOWER ROOM

8'8" max x 7'3" max

A good size bathroom with ceiling light, two rear facing opaque double glazed windows and a wall mounted chrome heated towel rail. There is a three piece white suite consisting of a walk in shower cubicle, wash hand basin with useful cupboards and drawers under and low level W.C.

### GARAGE

16'4" max x 7'11" max

The existing garage has been converted to a room which could be used as a home office space/playroom/hobby room with front facing double glazed window light and power. This could easily be knocked through to the main house to create further living accommodation (subject to P.P)

### OUTSIDE

To the front of the property is a blocked paved driveway offering f road parking for multiple cars.

To the rear of the property is a low maintenance garden mainly slabbed with a small lawn. There are three useful wooden sheds which are included in the sale.

### SERVICES

We believe all mains services are connected to the property.



## Viewings

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

EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		