









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







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 celling 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)

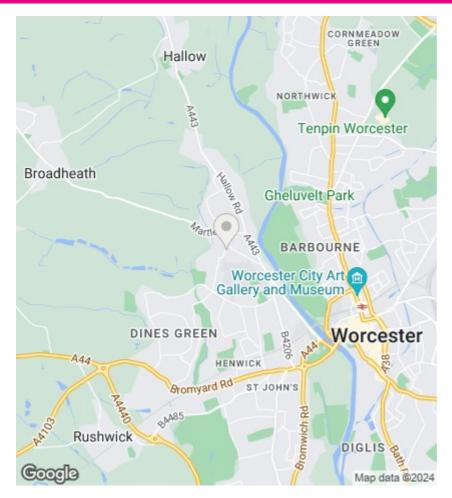
OUTSIDE

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

