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Parkinson Wright
Estate Agents



Christine Avenue, Rushwick, Worcester, WR2 5SP

Price Guide £300,000

- A Substantial Detached House
- Kitchen
- Separate W.C.
- Family Bathroom
- Garage, Driveway & Good Size Garden
- Two Reception Rooms
- Utility Room
- Three Bedrooms
- Loft Room With Potential For Further Conversion (subject to P.P.)
- EARLY VIEWING ESSENTIAL

44 Christine Avenue, Worcester WR2 5SP

***** OFFERING AN EXCITING OPPORTUNITY FOR RENOVATION AND MODERNISATION*****

A good size detached house situated in the popular location of Rushwick, close to the city centre and motorway network. NO CHAIN. EPC - F



Council Tax Band: D





LOCATION AND DESCRIPTION

Situated in the highly desirable village of Rushwick conveniently located just a few miles from the centre of the historic City of Worcester and also within easy reach of Great Malvern together with excellent links to the M5. A variety of local facilities are available including a primary school, pre-school, public house, village hall, cricket club and farm shop. No44 Christine Avenue is a substantial detached property sitting in a good size plot offering buyers huge potential for renovation and extension. Access is via a part glazed front door opening into:-

RECEPTION HALL

A spacious entrance to the property with two ceiling strip lights, stairs to the first floor, useful cupboard for storage and an understairs pantry. Doors to:-

LOUNGE

15'0 x 11'9

A good size reception room with ceiling light, three wall lights, front facing double glazed window, electric wall heater and parquet flooring.

DINING ROOM

14'1 x 11'10

Another good size reception room which offers the potential to create an open space combining kitchen/dining area. Ceiling light, three wall lights and rear facing double glazed patio doors.

KITCHEN

10'4 x 5'11

Ceiling strip light and side facing double glazed window. There are a range of wall, base and drawer units, work surface over, one and a half bowl sink, matching drainer, mixer tap and space for appliances. Door to:-

UTILITY ROOM

10'7 (max) x 8'11

Ceiling strip light, rear and side facing double glazed windows. There are wall, base and drawer units, space and plumbing for a washing machine and tumble dryer. A single glazed door provides access to the rear of the property and door to:-

SEPARATE W.C.

5'1 x 2'4

Side facing double glazed window and low level W.C.

LANDING

Ceiling light, side facing double glazed window, loft access and doors to:-

BEDROOM ONE

15'0 x 10'11

A good size light and airy principal bedroom with ceiling light, two front facing double glazed windows, electric wall heater and a range of fitted wardrobes and cupboards.

BEDROOM TWO

14'0 x 11'6

Another double bedroom with ceiling light, rear facing double glazed window, cupboard housing the hot water tank and a range of fitted wardrobes and cupboards.

BEDROOM THREE

10'2 x 6'11

Ceiling light and front facing double glazed window.

BATHROOM

10'3 x 6'5

A spacious bathroom with rear facing opaque double glazed window and an electric heater. There is a three piece white suite consisting of a corner bath with shower over, wash hand basin and low level W.C. are incorporated within a vanity unit with useful storage cupboards under.

LOFT ROOM

18'4 x 9'4

Accessed from the landing via the loft hatch an attached loft ladder opens up to this useful space which offers the potential for further conversion (subject to the necessary planning permission). Two ceiling lights, side facing double glazed window, a door leads into further loft space with light power and rear facing double glazed window.

OUTSIDE

To the front of the property is a lawned foregarden with borders of mature shrubs, a concrete driveway providing off road parking and access to the garage, there is pedestrian access to the rear of the property from both sides and a concrete path leads to the front door.

To the rear of the property is a large mature garden mainly laid to lawn with a range of mature trees and shrubs, a block paved seating area and a wooden shed. The garden offers plenty of scope for re-design and landscaping.

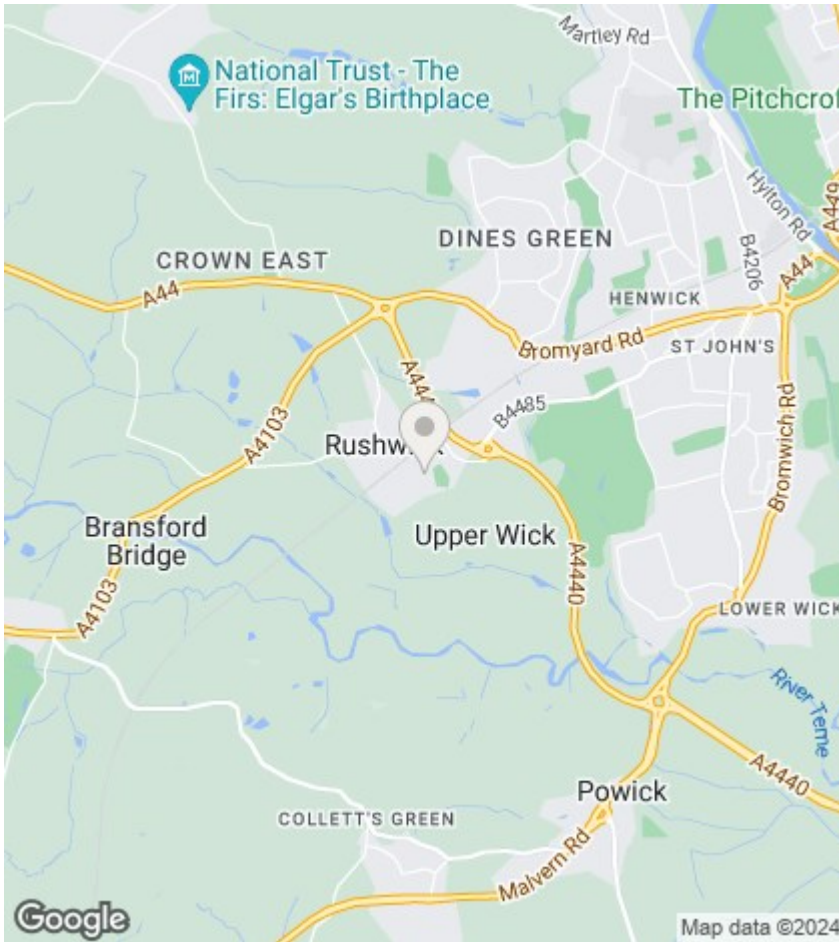
SERVICES

We believe all mans services are connected to the property but have not been checked.

Garage

27'9 x 8'6

A good size garage with up and over door, two side facing windows, rear facing door giving access to the garden, light, power and a wooden work bench insitu make this an ideal space for a work shop.



Viewings

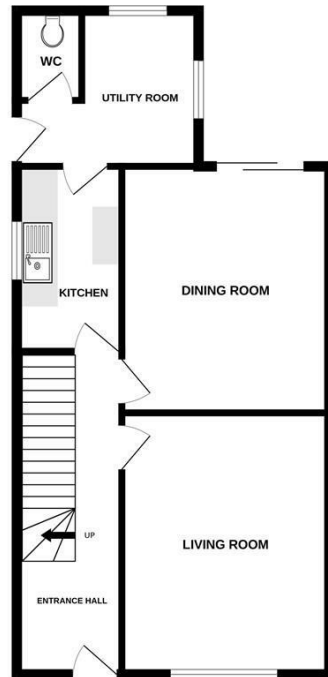
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: F

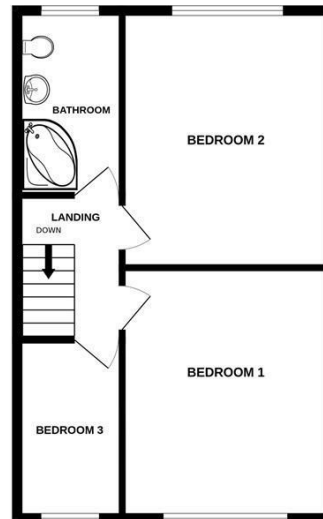
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 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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