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Parkinson Wright
Estate Agents



Russet Close, Worcester, WR2 6EL

Price Guide £210,000

- Semi Detached Property
- Three Bedrooms
- Front & Rear Gardens
- EARLY VIEWING ESSENTIAL
- Lounge/Diner
- Driveway Providing Off Road Parking
- MODERNISATION OPPORTUNITY

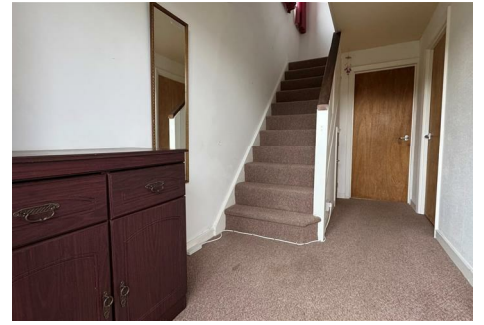
17 Russet Close, Worcester WR2 6EL

An exciting opportunity to acquire this substantial semi detached property situated in a cul-de-sac location. IDEAL FIRST TIME PURCHASE. NO CHAIN. EPC - G

 3  1  2  G

Council Tax Band: C





LOCATION AND DESCRIPTION

Situated in an extremely convenient location within the desirable area of 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 well proportioned semi detached home situated within a quiet cul-de-sac location. Access is via a composite front door opening into:-

RECEPTION HALL

Ceiling light, useful understairs cupboard, stairs to the first floor and doors to:-

LOUNGE/DINER

24'8 x 10'4

A good size living space with two ceiling lights, front facing double glazed window and rear facing patio doors opening onto the garden, stone hearth with wall mounted gas fire. Door to:-

KITCHEN

11'3 (max) x 7'5

Ceiling light, side facing double glazed window and rear facing double glazed window and door give rear access. There are a range of drawer and base units, stainless steel sink with matching drainer and space for appliances .

LANDING

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

BEDROOM ONE

13'0 x 9'11

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

BEDROOM TWO

10'9 x 9'11

Another double bedroom with ceiling light, rear facing double glazed window and cupboard with shelving housing the hot water tank.

BEDROOM THREE

7'5 x 6'6

Ceiling light and front facing double glazed window.

BATHROOM

7'5 x 6'6

Ceiling light and rear facing opaque double glazed window. There is a three piece suite consisting of bath with shower attachment, wash hand basin with pedestal and low level W.C.

OUTSIDE

To the front of the property is a driveway providing off road parking and an initial lawned foregarden with borders of mature shrubs. A wrought iron gate gives pedestrian access to the rear garden.

To the rear of the property is a low maintenance garden with a paved patio area and steps up to a further raised slabbed area with a range of mature shrubs, trees and planted borders.

SERVICES

We believe all mains services are connected to the property but have not been verified by the agent.



Viewings

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

EPC Rating: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	