



QualitySolicitors
Parkinson Wright
Estate Agents



Prestwich Avenue, Worcester, WR5 1QA

£1,400 Per Calendar Month

- Three/Four Bedrooms
- Double Glazing & Gas Central Heating
- Parking and Garden
- AVAILABLE END JULY

15 Prestwich Avenue, Worcester WR5 1QA

A spacious three/four bedroomed house in a sought after location with double glazing, gas central heating, parking and gardens. AVAILABLE END JULY. EPC - C



Council Tax Band: C



LOCATION & DESCRIPTION

The property is situated in the Nunnery Wood area of Worcester, in a superb position for the motorway. There are a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University all nearby. Medical practitioners, dentists and the Hospital are all fairly close by. From the driveway an entrance door opens to;

PORCH

Coat pegs and double glazed windows. Door to;

HALLWAY

Two ceiling light fittings, radiator, understairs storage. Stairs to first floor and doors to;

WC

Light, WC and wall mounted basin.

KITCHEN

14'6" max x 12'0" max

'L' shaped. Two front facing double glazed windows, ceiling lights and two radiators. Pantry and rear door leading to garden. Kitchen comprises base, drawer and wall units with work surfacing over and tiled splashbacks. Space for appliances and plumbing for washing machine. There is an integrated oven and inset induction hob with extractor above and single bowl sink.

LOUNGE

26'6" max into bow x 11'3" max

Front facing double glazed window, ceiling lights and matching wall lights. Three radiator, feature fireplace with electric plug in log burner style heater. Set of sliding patio doors leading to the garden.

BEDROOM FOUR

12'3" max x 7'4" max

Hard flooring, front and side facing double glazed windows, ceiling light, extractor and radiator. Door to;

SHOWER

Ceiling light, shower cubicle and mixer shower, towel rail and cupboard housing consumer unit.

STAIRS & LANDING

Ceiling light fitting, double glazed window, access to loft and doors to;

BEDROOM ONE

12'11" x 9'4" to wardrobe

Rear facing double glazed window, ceiling light and radiator. Set of built in cupboards.

BEDROOM TWO

13'5" max into bow x 10'0"

Front facing double glazed window, ceiling light and radiator.

BEDROOM THREE

8'0" max x 7'8" max

Front facing double glazed window, ceiling light and radiator.

SHOWER ROOM

Rear facing double glazed window, ceiling light and radiator. Built in cupboard housing boiler. Ladder style towel rail, shower cubicle, basin and pedestal and WC. Ceiling light and two wall mounted cupboards.

OUTSIDE

To the front of the property there is a driveway leading to the front door and gate to rear garden.

To the rear of the property is a slabbed patio area and a further lawned garden.

SERVICES

We believe all mains services are connected.

RENT

£1400.00 PCM exclusive.

DEPOSIT

One months' rent = £1400.00



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		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		