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Parkinson Wright
Estate Agents



Dryden Close, Worcester, WR3 8ED

Price Guide £250,000

- Semi Detached Property
- Three Bedrooms
- Garage & Driveway
- NO CHAIN
- Lounge/Diner
- Gas Central Heating & Double Glazing
- Rear Gardens
- EARLY VIEWING ESSENTIAL

3 Dryden Close, Worcester WR3 8ED

A substantial three bedroom semi detached property situated in a quiet cul-de-sac within the popular postcode of WR3 with easy access to Worcester City. Offering good size accommodation. IDEAL FOR FIRST TIME BUYERS. MODERNISATION OPPORTUNITY.



Council Tax Band: C





LOCATION AND DESCRIPTION

Situated in a popular location, with excellent local schools, amenities, and transport links nearby, this home offers a wonderful opportunity to enjoy the best of North Worcester living. The property is a substantial three bedroom semi detached house situated in a quiet cul-de-sac. Access is via a opaque part glazed front door opening into:-

ENTRANCE

Ceiling light, door leading through to a further inner door giving rear access to the property.

RECEPTION HALL

Ceiling light, useful understairs cupboard and doors to:-

KITCHEN

11'4 x 7'1

Ceiling strip light, front facing double glazed window and radiator. There are a range of wall, base and drawer units with roll top work surface over, tiled splashback, one and a half bowl sink, mixer tap, four ring gas hob with extractor fan over, built in oven under and space for appliances.

LOUNGE/DINING ROOM

15'7 x 15'2 (max)

A light and airy reception room combining living and dining space with two ceiling lights, two rear facing double glazed windows, radiator, understairs storage space and fireplace with hearth, mantle over and gas fire inset. Stairs lead to the first floor.

LANDING

Ceiling light, side facing opaque double glazed window, loft access and airing cupboard housing a wall mounted 'Worcester' combi boiler.

BEDROOM ONE

13'1 (max) x 9'2

Ceiling light, front facing double glazed window, radiator and a range of fitted cupboards.

BEDROOM TWO

12'0 x 9'1

Another double bedroom with ceiling light, rear facing double glazed window, radiator and a useful built in cupboard.

BEDROOM THREE

9'1 x 6'4

A good size single bedroom with ceiling light, rear facing double glazed window and radiator.

SHOWER ROOM

8'8 x 6'3

Ceiling light, front facing opaque double glazed window and radiator. There is a three piece white suite consisting of bath with shower over, wash hand basin with cupboards under and a low level W.C.

OUTSIDE

To the front of the property is a block paved driveway offering off road parking for two cars and provides access to the garage.

To the rear of the property is a low maintenance garden with a gravelled area and a slabbed patio. There is a wooden shed in situ.

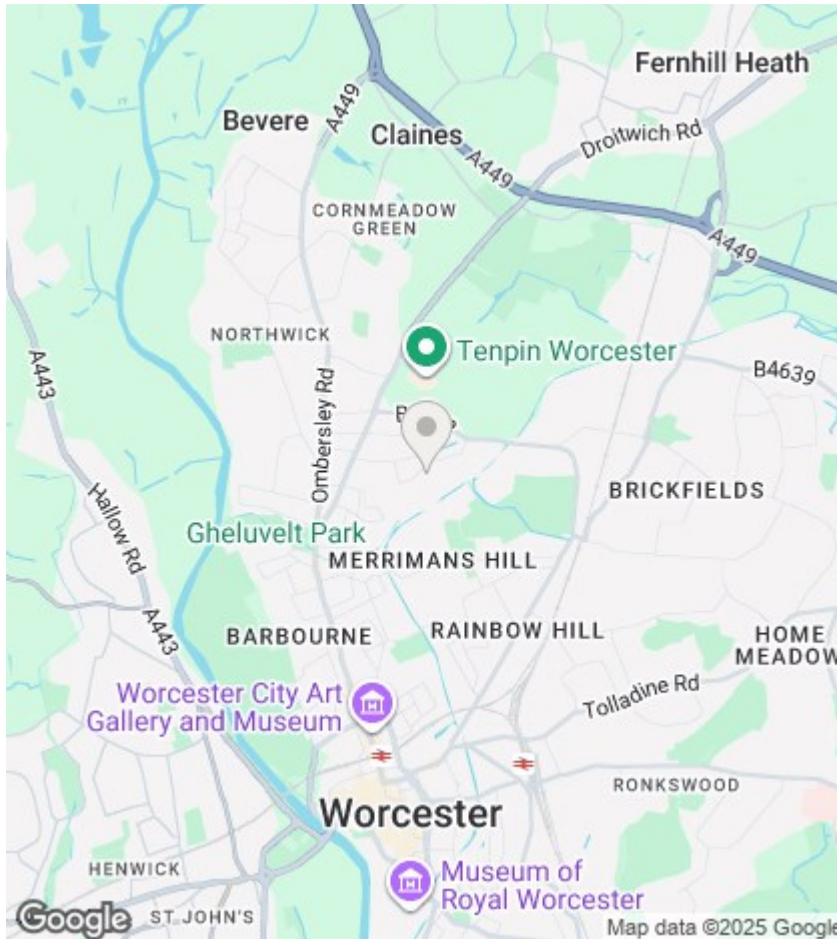
SINGLE GARAGE

16'2 x 8'1

With up and over door, light and power.

SERVICES

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



Viewings

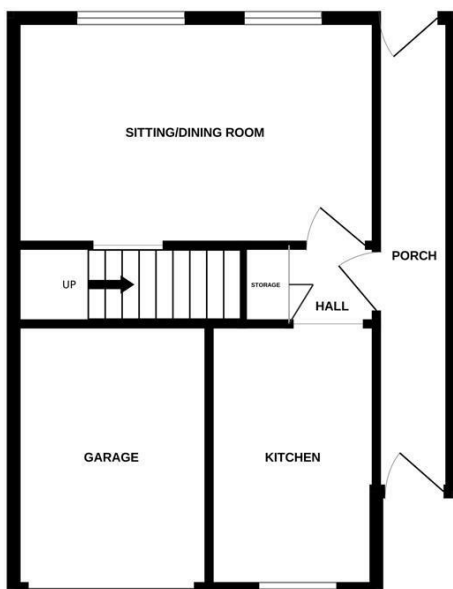
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

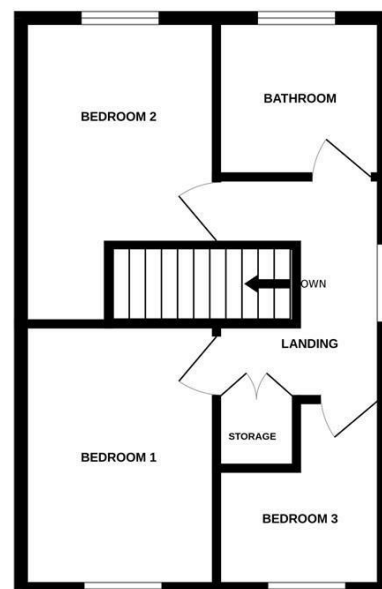
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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