





3 Kilbury Drive, Worcester. WR5 2NE

Guide Price £275,000

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A well presented, spacious Townhouse with an integral Garage, having been upgraded and refurbished, offering good size family accommodation.

Accommodation briefly comprises: Entrance Hall, re-fitted Kitchen with appliances, Sitting Room/Dining Room, three double Bedrooms and a re-fitted Bathroom.

Outside: To the front of the property is off road parking for two medium size vehicles and a driveway leading to integral Garage with up and over door, power and light. The rear of the property has a well enclosed garden, predominantly laid to lawn with mature flower borders and a sun terrace, which is adjacent to the rear of the property. To the end of the garden is a further seating area.

#### LOCATION:

The property is located to the east of the City of Worcester, benefiting from all local amenities, with ease of access to Worcester City centre and junction 7 of the M5 motorway. There is also ease of access to mainline rail links in the City and Worcestershire Parkway Station.

**Kitchen:** - 3.61m x 2.03m (11'10" x 6'8")

**Sitting Room / Dining Room:** - 5.79m x 3.63m (19'0" x 11'11")

**Bedroom 1:** - 3.68m x 2.72m (12'1" x 8'11")

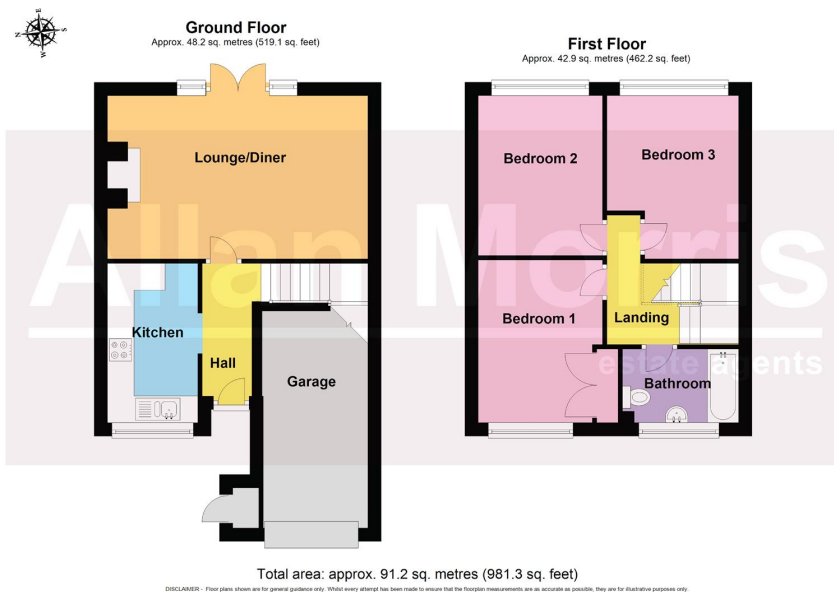
**Bedroom 2:** - 3.68m x 2.74m (12'1" x 9'0")

**Bedroom 3:** - 3.58m x 3m (11'9" x 9'10")

**Bathroom:** - 2.57m x 1.65m (8'5" x 5'5")

**Garage:** - 5.18m x 2.44m (17'0" x 8'0")





- Integral Garage
- Gas fired central heating
- Double glazing
- Refurbished and upgraded
- 3 Double Bedrooms
- Spacious Townhouse

