

# Allan Morris

estate agents



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Details Approved  
Signed .....  
Print .....  
Date .....

## Hardwicke Close, St Johns, Worcester

A well presented 3 bedroom home in the popular area of St Johns. The accommodation comprises: Lounge/diner, kitchen, gas hob, electric oven and dishwasher, bedroom 1 with wardrobes, bedroom 2 with wardrobes, bedroom 3 and a family bathroom. There is a large storage cupboard on the landing also. The property further benefits from: gas fired central heating, uPVC double glazing, garage, driveway parking and low maintenance enclosed rear



£1,100 PCM

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12, Hardwicke Close, St Johns, Worcester, WR2 5NX

*All measurements are approximate. Accommodation in more detail comprises:*

Lounge diner 17'8" by 11'9"

Kitchen 11'1" m by 10'5" m

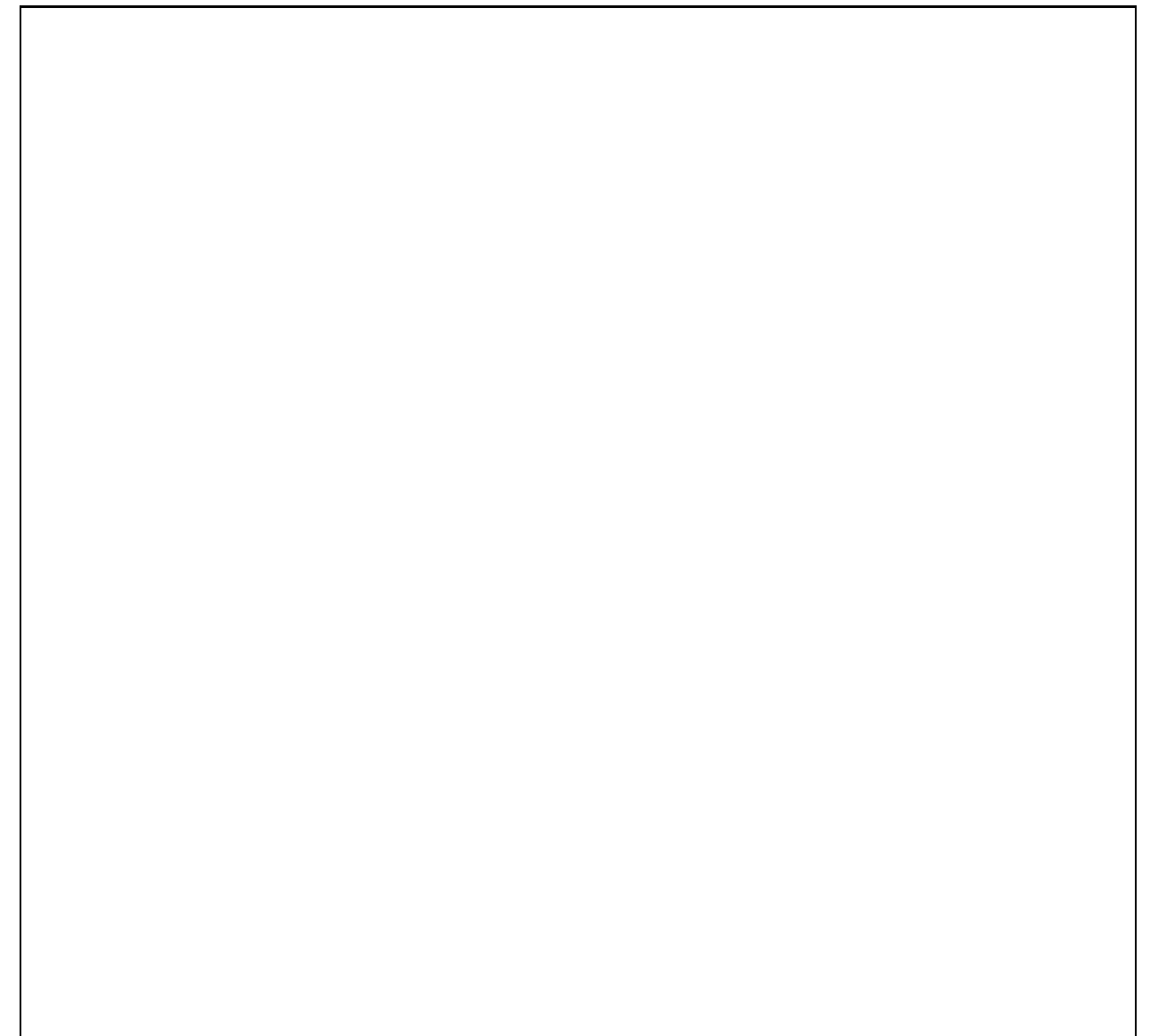
Bedroom 1 11'5" m by 10'5" m

Bedroom 2 11'9" m by 10'5" m

Bedroom 3 8'10" m by 7'10" m

Bathroom 8'2" m by 7'10" m

Garage 17'4" m by 7'10" m



#### **GENERAL INFORMATION**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

#### **ROUTE TO THE PROPERTY:**