



**Connells**

Keats Avenue  
Worcester





### Property Description

A three bedroom semi-detached home within the sought after WR3 area, with great potential. The property briefly comprises; entrance porch, living room, conservatory, kitchen, landing, three bedrooms and a family bathroom. The property further benefits from a garage, off road parking and a private rear garden. The home is being offered with NO ONWARD CHAIN.

### Ground Floor

#### Entrance Porch

Door to the entrance, wall light and laminate flooring.

Door to the garden.

#### Entrance Hall

Ceiling light and carpet flooring.

Access to the lounge and kitchen.

#### Lounge

15' 8" max x 14' 10" max ( 4.78m max x 4.52m max )

Rear facing double glazed window, two ceiling light points, single panel radiator, gas fire and carpet flooring.

#### Dining Room

9' 11" max x 9' 9" max ( 3.02m max x 2.97m max )

Rear facing double glazed window, ceiling light, single panel radiator and carpet flooring.

Double glazed door to the garden.

#### Kitchen

11' 7" max x 7' 7" max ( 3.53m max x 2.31m max )

Front facing double glazed window, wall and base units, electric oven, sink and drainer, space for a washing machine, space for a

fridge/freezer, space for a dishwasher, ceiling light and tiled flooring.

### First Floor

#### Landing

Front facing double glazed window, ceiling light, single panel radiator and carpet flooring.

#### Bedroom One

9' 3" max x 13' 1" max ( 2.82m max x 3.99m max )

Rear facing double glazed window, ceiling light, single panel radiator and carpet flooring.

#### Bedroom Two

11' 11" x 9' 2" ( 3.63m x 2.79m )

Front facing double glazed window, ceiling light, single panel radiator, fitted wardrobe and carpet flooring.

#### Bedroom Three

9' 1" x 6' 4" ( 2.77m x 1.93m )

Rear facing double glazed window, ceiling light, single panel radiator, loft access and carpet flooring.

### Bathroom

Front facing double glazed window, wash hand basin, W.C, shower over bath, ceiling light, single panel radiator and laminate flooring.

### Outside

#### Outside Front

To the front of the property is a paved driveway leading to the garage and front door. There is also a laid to lawn area to the right hand side of the paved driveway.

## Outside Rear

To the rear of the property is a paved area leading to a laid to lawn garden. There are also mature shrubbery borders.

## Garage

## Services

All main services are connected to the property.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WOR313694](http://connells.co.uk/Property/WOR313694)**

Tenure: Freehold



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