



Connells

Ellison Avenue
WORCESTER



Property Description

Situated within a popular residential area, this extended semi-detached home has been modernised by it's current owners and benefits from having accommodation comprising: entrance porch, large open plan living room / dining / kitchen, rear internal hall, downstairs cloakroom, downstairs bedroom / family room, three bedrooms and bathroom.

The property additionally benefits from having gas fired central heating, double glazing, garage and rear garden.

Ground Floor

Door leading to entrance porch.

Entrance Porch

Door leading into living room.

Living Room

Front facing window, pendant ceiling light, radiator, under stairs storage, open plan to:

Kitchen / Dining Room

14' 7" x 9' 5" (4.45m x 2.87m)
Side facing window, range of matching wall and floor mounted units, sink, integrated eye level oven, integrated four ring electric hob with cooker hood over. Ceiling light, space for American style fridge/freezer, space for washing machine. Opening into internal hallway.

Internal Hallway

Pendant ceiling light, doors leading to cloakroom and downstairs bedroom, door leading to the side.

Cloakroom

Pendant ceiling light, low level wc, wash hand basin.

Bedroom Four / Family Room

12' 8" x 9' 7" (3.86m x 2.92m)
Side facing window, pendant ceiling light, radiator, French doors leading to rear garden.

First Floor Landing

Side facing window, pendant ceiling light, doors leading to bedrooms and bathroom.

Bedroom One

14' 2" x 8' 6" (4.32m x 2.59m)
Front facing window, pendant ceiling light, radiator.

Bedroom Two

9' 4" x 8' 6" (2.84m x 2.59m)
Rear facing window, pendant ceiling light, radiator.

Bedroom Three

9' 10" x 5' 11" (3.00m x 1.80m)

Front facing window, pendant ceiling light, radiator.

The current owners are using this room as a dressing room, but all of the furniture can be easily removed.

Bathroom

Rear facing opaque glazed window, ceiling light, panel bath with electric shower over, pedestal wash hand basin low level wc, part tiled walls, radiator.

Outside

Outside Front

To the front of the property there is a block paved driveway.

Outside Rear

To the rear of the property there is a private enclosed garden which is laid with some artificial grass and has a lovely decorative pergola / seating area. To the side, there is a single garage with a parking area.

Services

All mains' services are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: D

view this property online connells.co.uk/Property/WOR315086



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOR315086 - 0005