







### Property Description

A delightful one bedroom end-terraced house. Boasting a modern open plan living and kitchen area and a generous sized bedroom. Its prime location offers easy access to local amenities, transport links, and parks making it an excellent choice for those seeking both tranquillity and practicality.

Don't miss out on a fantastic opportunity!

### Ground Floor

#### **Kitchen/ Living Area**

14' 6" x 14' 6" ( 4.42m x 4.42m )  
Front door.

Front and side facing double glazed window, spotlights, wall and base units, freestanding appliances, electric cooker, extractor, stainless steel sink and drainer unit, tiled splashback, smoke alarm, electric heater, cupboard under stairs and a cloakroom by the front door.

### First Floor

#### **Landing**

Ceiling light, loft hatch access, a cupboard with water heater and carpet flooring.

#### **Bedroom One**

8' 5" x 14' 6" ( 2.57m x 4.42m )  
Two front facing double glazed windows, ceiling light, electric heater and carpet flooring.

### **Bathroom**

Side facing double glazed window, W.C, bath with shower over, wash hand basin and part tiled walls.

### Outside

#### **Outside Front**

To the front of the property is path leading to the front door. To the side is a driveway with space for one car.

#### **Outside Rear**

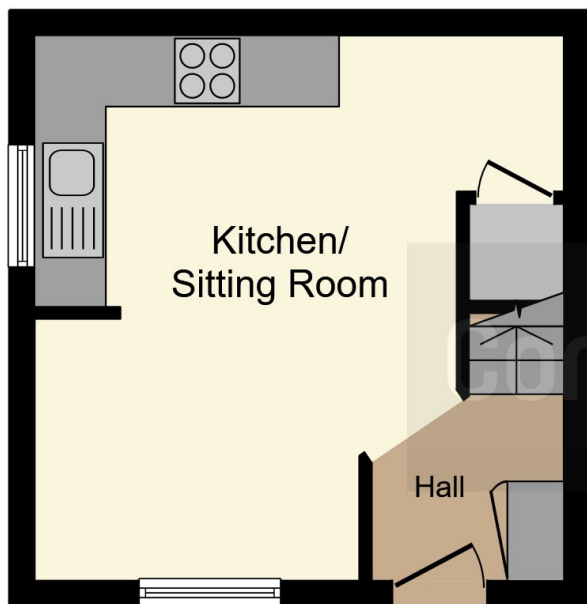
To the side of the property is a gated enclosed patio area.

### Services

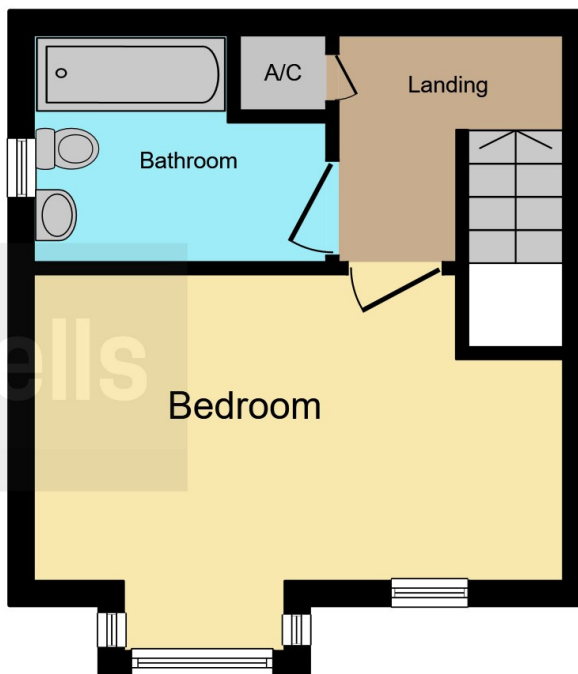
All main services are connected to the property.







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

**EPC Rating: D**

**check out more properties at [connells.co.uk](http://connells.co.uk)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR314403 - 0001