



**Connells**

Kingston Avenue  
Worcester



### Property Description

Set in a quiet residential area, the property boasts off-road parking and a private rear garden.

With excellent local schools, city amenities, and seamless motorway connections, this property is perfect for families or professionals seeking a well-connected location.

The accommodation includes a kitchen, living area, downstairs W.C, utility room and a conservatory. Upstairs are three bedrooms and a bathroom.

This fantastic property presents an opportunity to enjoy both comfort and convenience in a highly sought-after area. Early viewing is highly recommended!

### Ground Floor

#### **Entrance Hall**

Spotlights, radiator and an understairs cupboard.

#### **W.C**

Side facing double glazed window, spotlights, W.C, wash hand basin and towel radiator.

#### **Living Area**

22' 5" x 11' 4" ( 6.83m x 3.45m )

Front facing double glazed bay window, spotlights and two radiators.

#### **Kitchen**

12' 1" x 12' 9" ( 3.68m x 3.89m )

Rear and side facing double glazed window, ceiling light and spotlights, radiator, wall and base units, dishwasher, sink and drainer unit, built in hob, oven and grill with extractor hood.

French doors to the rear.

#### **Utility Room**

10' 1" x 6' 2" ( 3.07m x 1.88m )

Front and side facing double glazed window, ceiling light and built in washer.

#### **Conservatory**

7' 8" x 15' 4" ( 2.34m x 4.67m )

Ceiling light, currently used as a play room.

## First Floor

### Landing

Side facing double glazed window and a ceiling light.

Doors to all bedroom and bathroom.

### Bedroom One

13' 8" x 11' 2" ( 4.17m x 3.40m )

Front facing double glazed bay window, ceiling light, radiator, built in wardrobe and carpet flooring.

### Bedroom Two

11' 2" x 10' 9" ( 3.40m x 3.28m )

Rear facing double glazed window, spotlights, radiator, built in wardrobe and carpet flooring.

### Bedroom Three

8' 5" x 6' 8" ( 2.57m x 2.03m )

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

### Bathroom

Rear facing double glazed window, spotlights wash hand basin, W.C, extractor and towel radiator.

## Outside

### Outside Front

To the front of the property is a spacious block paved driveway with flowered borders.

### Outside Rear

To the rear of the property is a well maintained garden. There is a patio area leading to a laid to lawn area. There is also a shed, greenhouse and access to the canal at the rear of the garden.

### Garage

Manual door, electrics and a ceiling light.

### Services

All mains 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](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: C**

Tenure: Freehold

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