



**Connells**

Cecilia Avenue  
Worcester





### Property Description

Nestled in the residential area of Cecilia Avenue, this two-bedroom detached bungalow offers a perfect blend of comfort, convenience, and potential. Set back from the road, the property boasts a generous driveway, a car port, and a garage located at the rear-ideal for those in need of ample parking or storage space.

Inside, the accommodation comprises two well-proportioned bedrooms, living room, a kitchen, and a shower room. The layout provides practical single-level living, making it especially appealing to downsizers, first-time buyers, or those looking for a peaceful retreat close to local amenities.

Externally, the property features a low-maintenance front garden and a private rear garden. With scope for modernisation, this bungalow presents a fantastic opportunity to create a bespoke home in a quiet yet convenient location.

### Ground Floor

#### **Kitchen/Dining Room**

13' 7" x 6' 3" ( 4.14m x 1.91m )  
Front and side facing double glazed window, ceiling light, radiator, wall and base units, sink and drainer unit, extractor, built in gas hob and tiled walls.

UPVC side door.

Door leading through to the living area.

#### **Living Area**

11' 9" x 16' 2" ( 3.58m x 4.93m )  
Front facing double glazed bay window, ceiling light, gas fireplace, radiator and carpet flooring.

#### **Bedroom One**

8' 9" x 12' 6" ( 2.67m x 3.81m )  
Rear facing double glazed window, ceiling light, radiator, built in wardrobe and carpet flooring.

#### **Bedroom Two**

9' 5" x 9' 6" ( 2.87m x 2.90m )  
Rear facing double glazed window, ceiling light, radiator, built in wardrobe and carpet flooring.

#### **Bathroom**

Side facing double glazed window, ceiling light, WC/bidet, wash hand basin, electric shower, towel radiator and par tiled walls.

### Outside

#### **Greenhouse**

There is a mini greenhouse to the side/lean to of the property.

#### **Outside Front**

To the front of the property is a block paved driveway. It is also slabbed with shrubs.

## **Outside Rear**

To the rear of the property is a car port leading to the garage. The rear garden consists of gravel and patio.

There is also a built in with brick greenhouse.

## **Services**

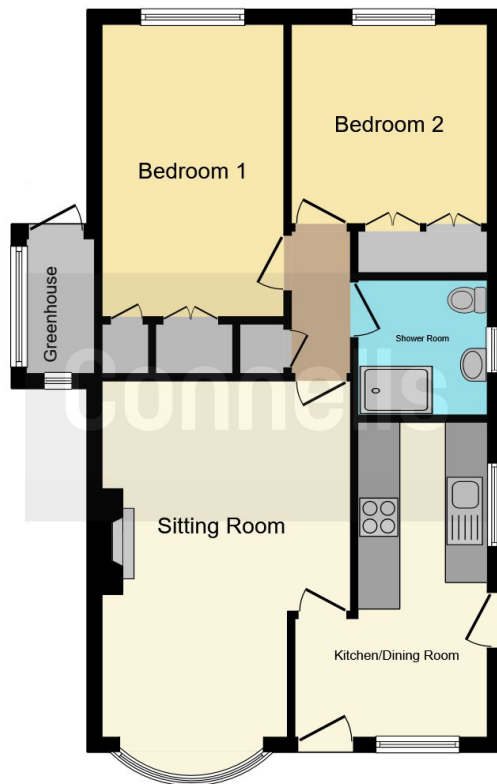
All main services are connected to the property.

## **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 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)

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

3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: E Council Tax  
 Band: C

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Tenure: Freehold



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