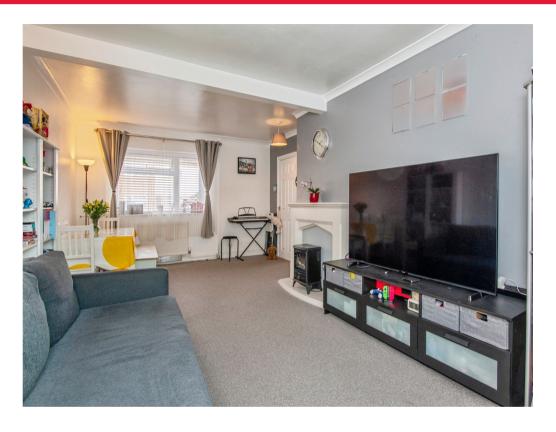


Connells

Drake Avenue WORCESTER

# Drake Avenue WORCESTER WR2 5RS







# **Property Description**

Nestled in a popular residential area, this well-presented three-bedroom semi-detached property offers comfortable family living with the convenience of local amenities close by.

The property features a welcoming entrance hallway, a spacious lounge, and a fitted kitchen with ample storage and dining space.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

Outside, the home benefits from a driveway providing off-road parking, and a low-maintenance rear garden.

Located on Drake Avenue, this lovely home is within easy reach of local schools, shops, and transport links to Worcester city centre and surrounding areas.

## **Ground Floor**

## **Entrance Porch**

## **Entrance Hall**

Double glazed door to the front, radiator, under stairs cupboard and laminate flooring.

Stairs to the first floor.

Doors to the kitchen and living room.

# **Living Area**

19' 10" x 10' 5" ( 6.05m x 3.17m )

Front facing double glazed window, two ceiling light points, two radiators, coving, feature electric fireplace and carpet flooring.

Double glazed sliding doors to the rear conservatory.

#### Kitchen

11' 7" x 9' 7" ( 3.53m x 2.92m )

Rear facing double glazed window, double glazed door to the side, ceiling light, partly tiled walls, fitted wall and base units, stainless steel sink and drainer, space and plumbing for a washing machine, space for a fridge/freezer, space for a further appliance, built in electric double oven and five ring gas hob and laminate flooring.

## Conservatory

15' 10" x 11' 6" ( 4.83m x 3.51m )

Double glazed door to the rear garden.

Side and rear facing windows, glass roof, two wall light points, ceiling light point and tiled flooring.

#### **First Floor**

## Landing

Side facing double glazed window and a door to a built-in storage/airing cupboard.

Doors to all bedrooms and the bathroom.

## **Bedroom One**

11'5" x 10' (3.48m x 3.05m)

Front facing double glazed window, ceiling light point, radiator, carpet flooring and loft access hatch.

#### **Bedroom Two**

11' 11" x 8' 2" ( 3.63m x 2.49m )

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

#### **Bedroom Three**

10' 2" x 6' 9" ( 3.10m x 2.06m )

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

#### **Bathroom**

Rear and side facing double glazed window, W.C, wash hand basin, panel bath, tiled walls, radiator and two ceiling light points and vinyl flooring.

#### Loft

Partly boarded loft, electrics, insulation and a pull-down ladder.

#### Outside

#### **Outside Front**

To the front of the property there is a low maintenance slate area with a paved path. There is also space for parking on the drive.

#### **Outside Rear**

To the rear of the property there is a low maintenance garden which is partly slabbed and partly laid to lawn. There is also a side access gate, two sheds and a bike store.

#### Services

All main services are connected to the property.

# **Agents Note**

This building is classified as a non-standard building.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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 Council Tax Band: A

view this property online connells.co.uk/Property/WOR315623



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.