



Connells

Fairmount Road
Worcester



Property Description

A semi-detached home in a cul de sac location with access to local amenities including schools, shops, library and doctors. The property has no onward chain, gas fired central heating and uPVC double glazing. There is a hall, sitting room, study/dining room, breakfast kitchen, cloakroom. There are three bedrooms, family bathroom and ensuite. There are gardens to the front and rear and off road parking.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, study, kitchen, bedroom one with en-suite, two further bedrooms and bathroom.

The property further benefits from having a driveway providing off road parking and gardens to front and rear.

Ground Floor

Entrance Hall

Stairs to first floor, ceiling light, smoke detector, understairs storage cupboard, wooden laminate flooring.

Cloakroom

Front facing uPVC double glazed window, WC, wash hand basin, ceiling light, single panel radiator.

Sitting Room

9' 6" x 15' 7" (2.90m x 4.75m)
Front facing uPVC double glazed window, uPVC French doors to rear, two ceiling lights, two single panel radiators.

Study

Rear facing uPVC double glazed window, ceiling light, single panel radiator, wooden laminate flooring.

Dining Kitchen

15' 10" x 9' 2" (4.83m x 2.79m)
Three side facing uPVC double glazed windows, glazed door to garden, one and a half bowl stainless steel sink drainer unit, space and plumbing for washing machine, space for fridge freezer, stainless steel electric oven, four ring gas hob with chimney cookerhood over, range of eye level units, range of floor mounted units, larder unit, wall mounted combination boiler, strip light, double panel radiator.

First Floor Landing

Rear facing uPVC double glazed window, doors to all bedrooms and bathroom, ceiling light, access to loft space, smoke detector, single panel radiator, airing cupboard with slatted shelving and electric heater.

Bedroom One

9' 6" x 12' 5" (2.90m x 3.78m)
Rear facing uPVC double glazed window, door to en-suite, ceiling light, single panel radiator.

En-Suite

Front facing uPVC double glazed window, pedestal wash hand basin, WC, shower cubicle, part tiled walls, ceiling light, double panel radiator.

Bedroom Two

7' 10" x 14' 6" (2.39m x 4.42m)
Side facing uPVC double glazed window, rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)
Front facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Front facing uPVC double glazed window, panel bath, pedestal wash hand basin, WC, extractor fan, part tiled walls, ceiling light.

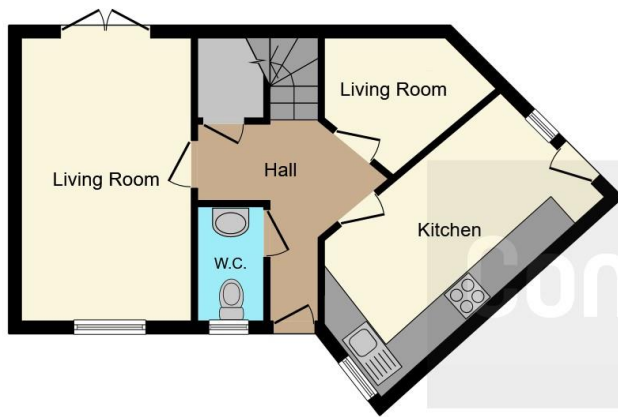
Outside Rear

To the rear of the property there is an enclosed garden with sun terrace and gated access to the front.

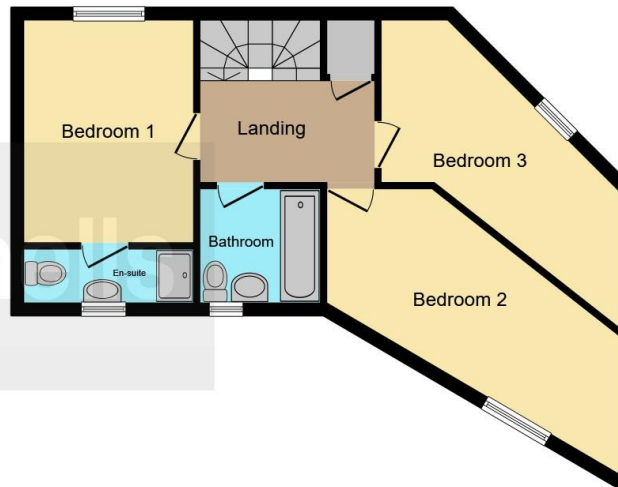
Services

All mains are connected to the property.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online [connells.co.uk/Property/WVL306501](https://www.connells.co.uk/Property/WVL306501)

Directions to this property:

From the Connells Warndon Villages office, proceed out of Ankerage Green, turning left into Mill Wood Drive, at the roundabout take the third exit onto Woodgreen Drive, at the roundabout take the first exit onto Middle Hollow Drive, at the traffic lights continue forward onto Middle Hollow Drive, taking the next right exit into Ambleside Drive, continue along Ambleside Drive, turning left at the mini roundabout into Brickfields Road, then taking the third exit into Fairmount Road. Follow the road right to the very end and the property will be located on the right hand side as indicated by the agents For Sale board.

EPC Rating: C

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.

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