



Connells

Ambleside Drive
Worcester



Property Description

A semi-detached family home situated close to amenities including schools, shops, transport links and Worcester City Centre. The property has gardens to front and rear, hall, sitting/dining room, kitchen with appliances, three bedrooms and shower room. The property benefits from gas fired central heating, uPVC double glazing and no onward chain.

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Close to the property are amenities such as schools, shops, Elgar Retail Park, take aways, doctor and library. There are transport routes to the City Centre and Junction 6 of the M5. Train Stations in the City give access to Birmingham, London.

Accommodation Details

The property comprises of entrance hall, sitting room, kitchen, three bedrooms and shower room.

The property further benefits from having enclosed rear garden.

Ground Floor

Entrance Hall

Front facing uPVC double glazed window, composite part glazed door, stairs to first floor, doors to kitchen and sitting room, understairs storage cupboard plus further cupboard housing combination boiler.

Sitting/ Dining Room

11' 6" x 21' (3.51m x 6.40m)
Front facing uPVC double glazed window, uPVC double glazed patio doors to garden, Adam style fireplace with electric fire. two ceiling lights, two wall light points, coving to ceiling, dado rail, door to kitchen.

Kitchen

10' x 8' 10" (3.05m x 2.69m)
Side facing uPVC double glazed window, glazed uPVC door to garden, fitted kitchen with a range of floor and wall mounted units, integral fridge freezer, induction hob with stainless steel cookerhood over, integrated oven and microwave.

First Floor Landing

Doors to all bedrooms and shower room, ceiling light, storage cupboard.

Bedroom One

10' 4" plus door recess x 11' 9" plus recess (3.15m plus door recess x 3.58m plus recess)
Front facing uPVC double glazed window, ceiling light, coving, single panel radiator, built-in single wardrobe.

Bedroom Two

9' min x 13' 4" (2.74m min x 4.06m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Three

11' 11" x 5' 9" (3.63m x 1.75m)
Front facing uPVC double glazed window, ceiling light, radiator.

Shower Room

Rear facing uPVC double glazed window, fully tiled walls, access to loft space, wash hand basin inset into vanity basin, WC, double shower cubicle, ceiling light, radiator.

Outside Front

To the front of the property there is off road parking with foregarden surrounding, gated access to the rear of the property.

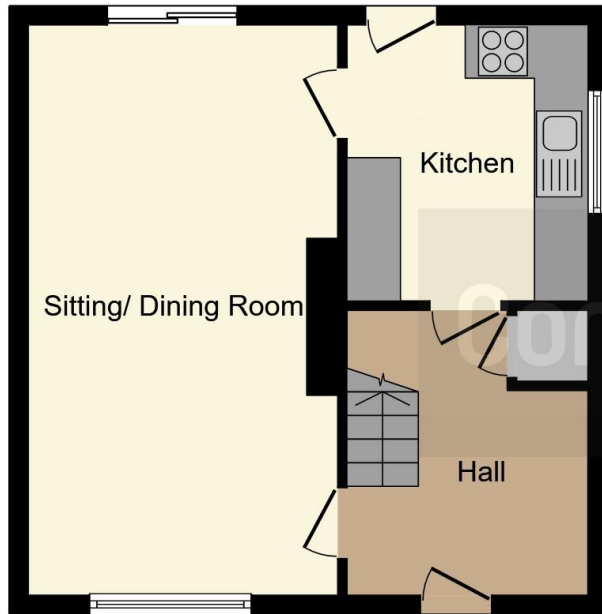
Outside Rear

To the rear of the property there is an enclosed garden with established shrub and flower borders, sun terrace, pond, cold water tap, garden shed and gated access to the front of the property.

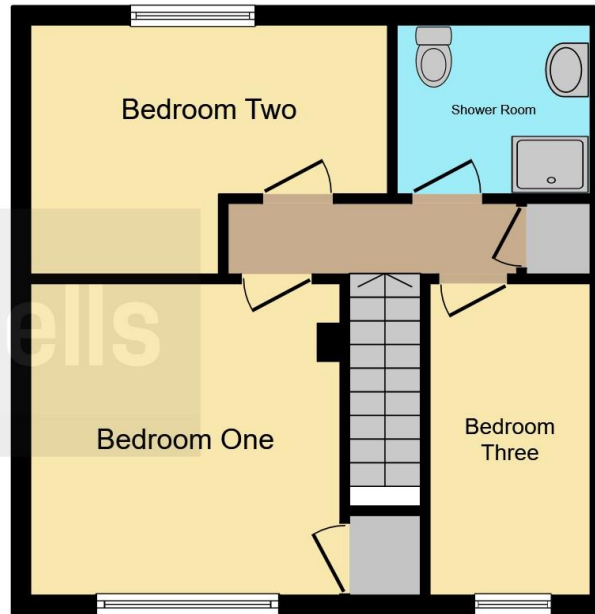
Services

All mains 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL306744

Directions to this property:

From the Connells Warndon Villages office, proceed out of Ankerage Green turning left onto Mill Wood Drive. At the roundabout take the third exit onto Wood Green Drive. At the next roundabout, take the first exit into Middle Hollow Drive. At the traffic lights, continue straight ahead along Tolladine Road, taking the first turning on the right to Ambleside Drive, Continue for a short distance upon reaching the mini roundabout continue straight over and the property will be located on the right hand side as denoted by our Connells For Sale board.

Tenure: Freehold

EPC Rating: C



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.