



Connells

Tetbury Drive
Worcester



Property Description

A deceptively spacious two bedroom duplex apartment offering sitting room, kitchen, utility room plus two bedrooms and bathroom! This property is situated close to local amenities such as primary schools, shops and retail parks.

Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as Homebase, Home Sense, Next, Argos, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

Accommodation Details

The property comprises of entrance porch, entrance hall, sitting room, kitchen, utility room, two bedrooms and bathroom.

The property further benefits from having enclosed rear garden.

Ground Floor

Entrance Porch

Canopy entrance porch with courtesy lighting and uPVC part glazed door into entrance hall.

Entrance Hall

Part glazed door to garden, door to utility room, stairs to first floor, ceiling light, ceramic tiled flooring.

Utility Room

10' x 5' 5" (3.05m x 1.65m)
Rear facing uPVC double glazed window, ceiling light, ceramic tiled flooring.

First Floor Landing

Doors to all bedrooms and sitting room and kitchen, ceiling light, access to loft space.

Sitting Room

10' 8" x 15' 11" (3.25m x 4.85m)
Front and side facing uPVC double glazed windows, ceiling light, single panel radiator, Adam style fireplace with inset gas fire, wooden laminate flooring.

Kitchen

9' 8" x 10' 2" (2.95m x 3.10m)
Side facing uPVC double glazed window, two storage cupboards, eye level and floor mounted units, space for cooker, space and plumbing for washing machine, ceiling light, single panel radiator.

Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)
Two side facing uPVC double glazed windows, ceiling light, single panel radiator, three single wardrobes.

Bedroom Two

9' 8" x 12' 7" (2.95m x 3.84m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Outside Fron

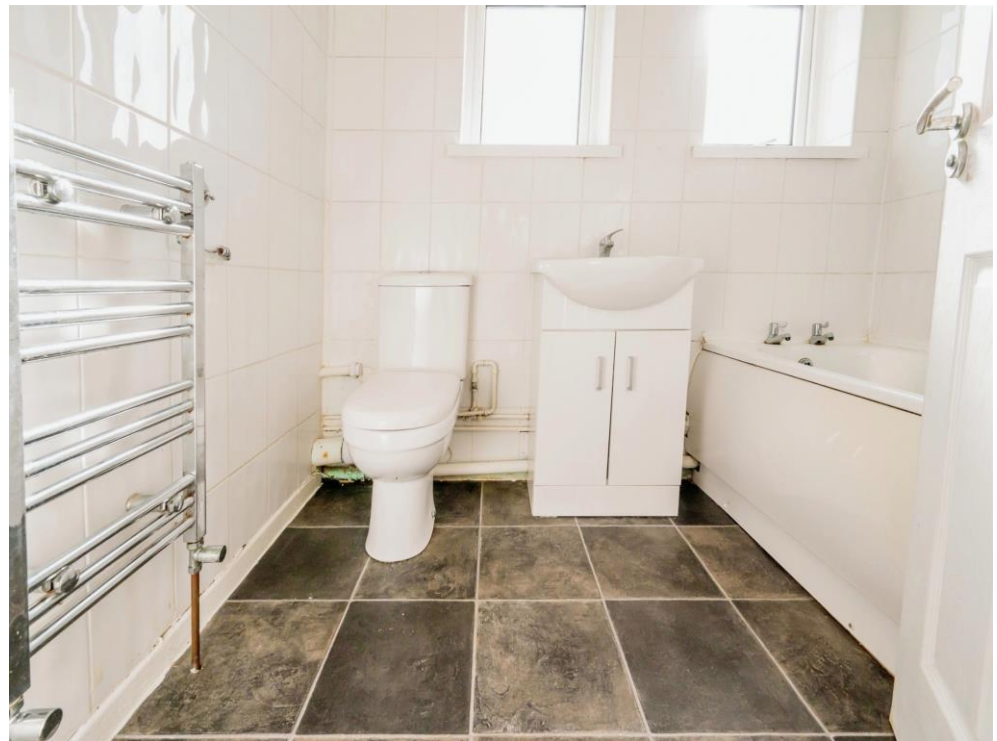
To the front of the property there is a lawned foregarden with pathway to the front door.

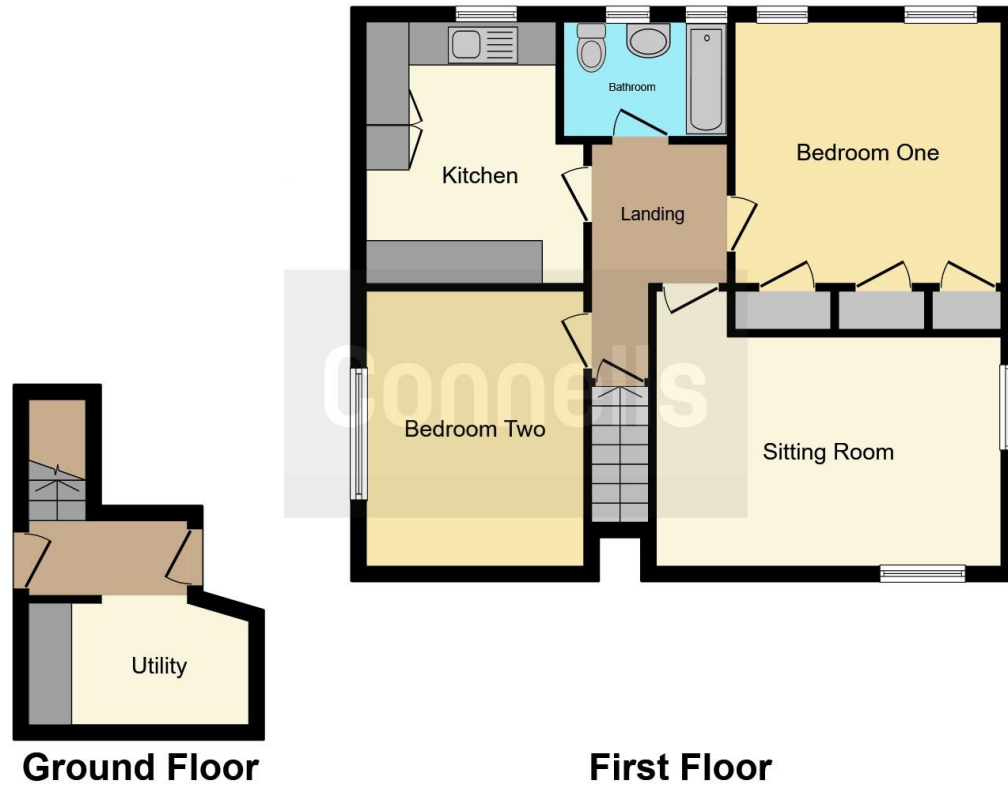
Outside Rear

To the rear of the property there is an enclosed garden mainly laid to lawn with sun terrace and pergola over.

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

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This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

From the Connells Warndon Villages office turn right onto Mill Wood Drive and follow the road to the junction, turn left onto Plantation Drive and then take the third exit onto Woodgreen Drive. At the next roundabout take the second exit and then the first exit onto Cotswold Way and follow the road for some time. Turn left onto Cranham rive and the over the mini roundabout, second exit onto Tetbury Drive. The property will be located on the left hand side.

EPC Rating: E



Tenure: Leasehold



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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