



Connells

Vetch Field Avenue
Lyppard Bourne



Property Description

A house that is ideal for investors and first time buyers. It is close to Worcester Royal Hospital, secondary schools and other local amenities as well as Worcester City Centre. There is a dedicated parking space to the front of the property.

There is a entrance hall, sitting room, kitchen, two bedrooms and bathroom. There are gardens to the front and rear and off road parking.

The property benefits from gas central heating and double glazing.

Location

Within Warndon Villages, there are four distinct "villages" in the development, The Harleys, The Lyppards, The Berkeleys and The Meadows, each with their own subdivisions. Warndon Villages is home to Lyppard Grange Primary School, four nurseries and a range of other facilities. The Tesco supermarket and community centre are a short walk away from the property. Warndon Villages borders the Berkeley Business Park which is home to a range of small businesses as well as being a logistics and distribution hub close to Junction 6 of the M5. The Berkeley Business Park is home to Worcester Bosch (a major local employer), Mazak, Plumb Center and SouthCo.

Ground Floor

Entrance Hall

Ceiling light, radiator, tiled floor, under-stairs storage cupboard, stairs to the first floor, archway to kitchen, door leading to living room.

Kitchen

5' 7" x 8' 10" (1.70m x 2.69m)
Double glazed front facing window, ceiling light, tiled flooring, wall and base units, worktops, tiled splashback, sink and drainer unit with mixer taps, electric oven, electric hob, cooker hood, integral fridge/freezer, space and plumbing for washing machine, wall mounted central heating boiler.

Sitting Room

11' 11" x 13' 3" (3.63m x 4.04m)
Ceiling light, two radiators, double glazed French doors to rear garden.

First Floor Landing

Ceiling light, loft access, doors leading to bedrooms and bathroom.

Bedroom One

11' 11" x 8' 1" (3.63m x 2.46m)
Double glazed rear facing window, ceiling light, radiator.

Bedroom Two

8' 8" x 7' 5" (2.64m x 2.26m)
Double glazed front facing window, ceiling light, radiator, two storage cupboards, one with hanging rails, one housing hot water tank.

Bathroom

Ceiling light, extractor fan, radiator, vinyl flooring, WC, wash hand basin with tiled splashback, panel bath with tiled splashback and shower attachment over.

Outside Front

Low maintenance gravel and paving, small fence with gate, space to park two cars, outside storage cupboard adjacent to the front door which houses the gas and electric meters (Pre payment smart metering) , uPVC double glazed door in to hallway.

Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with paved patio area and garden shed.

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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Directions to this property:

From Warndon Villages office, turn left onto Mill wood Drive, turn left after Tesco onto Vetch Field Avenue. The property will be found on the right hand side, just after the grassed area and large Oak tree.

EPC Rating: C



Tenure: Freehold



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