



**Connells**

Great Oaty Gardens  
Lyppard Hanford





## Property Description

An end of terrace property offered with no onward chain, situated in the popular location of Lyppard Hanford, Warndon Villages! This property boasts potential with having dining kitchen, sitting room, two bedrooms plus bathroom. Outside offers driveway, garage and enclosed rear garden!

## Location

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctors surgery, dentist, take away's, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpsons and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

## Accommodation Details

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

The property further benefits from having garage, driveway and enclosed rear garden.

## Ground Floor

### Entrance Hall

Part glazed door into sitting room, wall light, tiled flooring.

## Sitting Room

11' 6" into door recess x 13' 11" ( 3.51m into door recess x 4.24m )  
Front facing double glazed window, door to kitchen, stairs to first floor, two wall lights, double panel radiator, feature brick fire place with electric fire, feature beam to ceiling, dado rail, wooden laminate flooring.

## Dining Kitchen

12' 2" x 13' 11" ( 3.71m x 4.24m )  
Rear facing double glazed window, rear facing patio doors to garden, fitted kitchen with a range of floor mounted units and eye level units, one and a half bowl stainless steel sink drainer unit, double oven, four ring gas hob with cooker hood over, wall mounted boiler, strip light, wall light, double panel radiator, vinyl flooring.

## First Floor Landing

Doors to both bedrooms and bathroom, access to loft space, ceiling light, single panel radiator.

## Bedroom One

10' 11" x 13' 11" into wardrobe ( 3.33m x 4.24m into wardrobe )  
Front facing double glazed window, ceiling light, single panel radiator, double wardrobe with mirrored sliding doors.

## Bedroom Two

8' 11" x 7' 10" ( 2.72m x 2.39m )  
Rear facing double glazed window, ceiling light, single panel radiator.

## Bathroom

Rear facing double glazed window, vanity unit with WC and wash hand basin inset plus mirror and cabinets, panel bath with electric shower over, airing cupboard.

### Outside Front

To the front of the property there is a pathway leading to the front door, driveway to the side providing off road parking for one vehicle and access to the garage via up and over door.

### Garage

Up and over door, personal door to the rear.

### Outside Rear

To the rear of the property there is an enclosed garden with patio area leading to shed and personal garage door, laid to lawn with shrubs and tree borders and raised pond.

### Services

All mains are connected to the property.

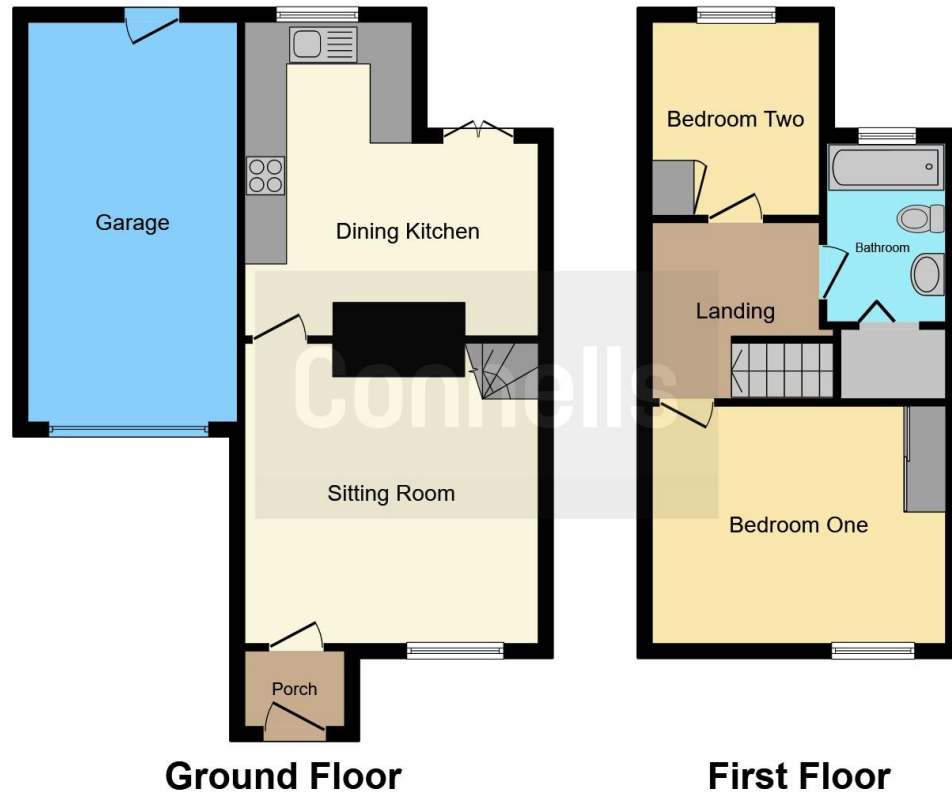
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\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*







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To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306800](http://connells.co.uk/Property/WVL306800)**

**Directions to this property:**

From our Connells Warndon Villages office proceed out of Ankerage Green turning left onto Mill Wood Drive. At the roundabout turn right into Wood Green Drive. At the next roundabout turn right into Slade Avenue. Continue for some distance taking the second turning on your left into Great Oaty Gardens, the property is located on the corner on the left hand side where our Connells board is located.

**EPC Rating: C**

Tenure: Freehold



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