





Property Description

Nestled in the quiet cul-de-sac of Great Oaty Gardens this quaint end of terrace property boasts character features throughout whilst still being well-presented and up-to-date. The property features dining kitchen leading out to a low maintenance garden, two bedrooms and also garage with parking!

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 driveway, garage and enclosed rear garden.

Ground Floor

Entrance Hall

Composite door into hall, door into sitting room, ceiling light, dado rail.

Sitting Room

13' 11" x 10' 11" to fireplace (4.24m x 3.33m to fireplace)

Front facing uPVC double glazed window, door to dining kitchen, stairs to first floor, feature inglenook brick fireplace, dado rail, feature wooden beam, two wall light points, smoke detector.

Dining Kitchen

13' 11" max x 12' 1" (4.24m max x 3.68m)

Rear facing uPVC double glazed window, uPVC french doors to garden, fitted kitchen with a range of eye level and floor mounted units, one and a half bowl stainless steel sink drainer unit, four ring gas hob with chimney style cooker hood, larder unit housing double oven, feature brick wall, feature wooden beam, ceiling light, wall light point, double panel radiator.

First Floor Landing

Doors to both bedrooms and bathroom, access to loft via hatch, smoke detector, ceiling light, single panel radiator.

Bedroom One

11' 1" x 11' 1" including wardrobes (3.38m x 3.47m including wardrobes) (Restricted head height) Front facing uPVC double glazed window, ceiling light, built in double wardrobes, single panel radiator, wooden laminate flooring.

Bedroom Two

7' 10" max x 9' 2" (2.39m max x 2.79m)
(Restricted head height) Rear facing uPVC double glazed window, ceiling light, single panel radiator, wooden laminate flooring.

Bathroom

Rear facing uPVC double glazed window, white suite, panel bath with shower over, WC, wash hand basin inset into vanity unit, chrome ladder style radiator, part tiled walls, airing cupboard housing hot water tank.

Outside Front

To the front of the property there is a fenced foregarden with astro-turf and pathway to the front door.

The driveway and garage is located to the side of the property with off road parking for one vehicle.

Garage

Up and over door.

Outside Rear

To the rear of the property there is an enclosed garden which is low maintenance with decked areas, steps up to gated access leading to parking, cold water tap.

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 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: D



Tenure: Freehold



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Property Ref: WVL306732 - 0002