



Connells

Bamburgh Crescent
Worcester



Property Description

A well-presented home which is light and offers spacious accommodation. It is situated in a cul de sac location within the popular area of Warndon Villages having access to local amenities, schools, transport links and Worcester City Centre. There is a kitchen with appliances, sitting/dining room and cloakroom. There are three bedrooms, en-suite, family bathroom. The property benefits from gas fired central heating and uPVC double glazing, garage and off-road parking.

Location

The Berkeleys are one of four villages that make up Warndon Villages and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

Berkeley Pendesham

This property is located in Berkeley Pendesham, an area within the main Berkeley village. Schools' catchment is fantastic with the local primary being Cranham Primary and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is less than a mile from the area giving easy access to the areas surrounding Worcestershire.

Property Description

This family home has a kitchen with appliances, sitting/dining room and cloakroom. There are three bedrooms, en-suite, family bathroom. The property benefits from gas fired central heating and uPVC double glazing,

garage and off road parking.

Accommodation Details

Ground Floor

Composite door to entrance hall.

Entrance Hall

Ceiling light, single panel radiator, door to sitting room, stairs to first floor, wooden flooring.

Cloakroom

Front facing uPVC double glazed window, WC, Wash hand basin, chrome ladder radiator, wooden flooring.

Kitchen

10' 1" x 7' 11" (3.07m x 2.41m)
Front facing uPVC double glazed window, sink, quartz work surface, combination Worcester Bosch boiler, gas hob with cooker hood over, dishwasher, washing machine, electric oven, arch to sitting/dining room.

Sitting/Dining Room

10' 5" x 19' 8" (3.17m x 5.99m)
Rear facing uPVC double glazed window, uPVC double glazed French doors to garden, Adam style fireplace with marble style surround and inset living flame gas fire, coving to ceiling, ceiling light, two wall light points, two single panel radiators, wooden flooring.

First Floor

Landing

Storage cupboard with shelving, access to loft with loft ladder, ceiling

light.

Bedroom One

10' 9" x 13' (3.28m x 3.96m)

Rear facing uPVC double glazed window, ceiling light, single panel radiator, door to en-suite.

En-Suite

Side facing uPVC double glazed window, walk in shower cubicle, vanity unit with inset wash hand basin, WC, chrome ladder radiator.

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)

Front facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Three

8' 4" x 10' 8" (2.54m x 3.25m)

Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Front facing uPVC double glazed window, bath with shower over, vanity unit with wash hand basin, WC, part tiled walls, chrome ladder style radiator, ceiling light.

Garage

7' 10" x 16' 2" (2.39m x 4.93m)

Garage with up and over door, light and power.

Outside

Front Garden

Lawned fore garden and block paved driveway and pathway leading to front door. Access to garage.

Rear Garden

To the rear is an enclosed rear garden with sun terrace, low maintenance with paving and chipping with established borders and gated access to the front.

Services

All services are connected to the property.





To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL306861

directions to this property:

From our Warndon Villages Connells Branch take a right onto Millwood Dr, continue along until the end of the road and take a left onto Plantation Drive, followed by a right at the next two roundabouts onto Hastings Drive. Take the third left onto Goodrich Avenue then a right onto Bamburgh Crescent. The property is situated on your right-hand side.

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold



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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