



AN IMMACULATELY PRESENTED END OF TERRACE HOME SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA WITHIN ST JOHNS OFFERING TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, BATHROOM, LANDSCAPED GARDEN, DRIVEWAY PARKING AND GARAGE.

VIEWING ESSENTIAL.

EPC D.

62 Winchester Avenue – Guide Price £295,000

Worcester, Worcestershire, WR2 4JQ



62 Winchester Avenue

Location & Description

62 Winchester Avenue is conveniently located within St Johns, offering easy walking distance to both Pitmaston Primary School and Christopher Whitehead School. St Johns offers a range of amenities including St Johns Sports Centre, Sainsburys and Aldi supermarkets, shops, restaurants and Pitmaston Park. Worcester Foregate Street Station is approximately one mile away, with direct links to Birmingham New Street and London Paddington. Worcester city centre offers a further range of comprehensive facilities including Crowngate shopping centre, cafes and eateries, cinemas and the Swan Theatre.

Property Description

Situated in a highly desirable residential area, 62 Winchester Avenue is a beautifully appointed end of terrace home, which has been updated in recent years by the current owners. The property offers contemporary living ideal for first time buyers or those with a young family.

Benefitting from gas fired central heating and double glazed throughout, the accommodation is arranged on the ground floor with an entrance hall, living room with bay window and attractive wooden shutters, dining room with wood burning stove and kitchen. On the first floor a landing leads to two double bedrooms, a single bedroom and family bathroom.

Outside, a bloc paved driveway provides parking for two vehicles and a shared access to the side of the property leads to a **SINGLE GARAGE**. The rear garden is fully enclosed and comprises an attractive paved patio, area of lawn, established plant borders and an additional seating terrace.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Ceiling light. Radiator. Attractive tiled floor. Stairs to first floor. Door to

Dining Room 4.93m (15ft 11in) x 3.23m (10ft 5in)

Rear facing window overlooking the garden. Ceiling light. Feature fireplace with wood burning stove, slate hearth and wooden mantle. Radiator. Cupboard housing Worcester combination boiler. Under stairs storage cupboard. Open to

Living Room 4.03m (13ft) x 3.04m (9ft 10in)

Front facing bay window with wooden shutters. Ceiling light. Tall radiator. TV point. Attractive parquet floor.

Kitchen 3.38m (10ft 11in) x 2.27m (7ft 4in)

Fitted with a range of wall and floor mounted units with work surface over, inset one and a half sink drainer unit and tiled surrounds. Space for electric cooker. Space and plumbing for washing machine and dishwasher. Space for fridge





freezer. Rear facing window overlooking the garden. Recessed spotlights. Tiled floor. Part glazed door to outside.

First Floor Landing

Side facing opaque glazed window. Ceiling light. Doors to

Bedroom 1 4.16m (13ft 5in) x 3.07m (9ft 11in)

Front facing bay window. Ceiling light. Part panelled wall. Radiator. Telephone point.

Bedroom 2 3.23m (10ft 5in) x 3.10m (10ft)

Rear facing window overlooking the garden. Ceiling light. Access to loft space with pull down ladder. Radiator. Fitted cupboard with slatted shelving and radiator.

Bedroom 3 2.25m (7ft 3in) x 1.73m (5ft 7in)

Front facing window. Ceiling light. Radiator.

Bathroom

Suite comprising panel bath with electric Mira shower over and shower screen, pedestal wash hand basin, low level WC. Rear facing opaque glazed window. Ceiling light. Chrome ladder style towel rail. Tiled walls.

Outside

To the front of the property a bloc paved driveway provides parking for two vehicles. A shared access to the left hand side of the property leads to a **SINGLE GARAGE** (the garage contains asbestos).

To the rear of the property there is a delightful landscaped garden with a large paved patio, ideal for outside dining. There is an area of lawn with attractive plant and shrub borders, two apple trees and a striking Japanese maple tree. There is a further paved patio providing an additional seating area.

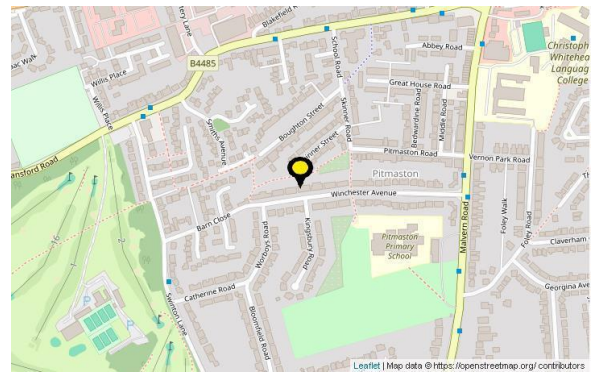
There is an outside water tap, outside light and gated side access.

Agents Note

The property is being offered for sale upon instructions received from an employee of John Goodwin FRICS who is therefore a "connected person" under the terms of The Estate Agents Act 1979 (as amended).

Directions

Proceed through St Johns along Bromyard Road. On reaching the central traffic lights turn right onto Malvern Road (B4206). Continue along this road and just before reaching Pitmaston Primary School, turn right into Winchester Avenue. Proceed for a short distance and the property can be found on the right hand side.



Services

We have been advised that mains services are connected to the property. Fibre broadband is connected. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax

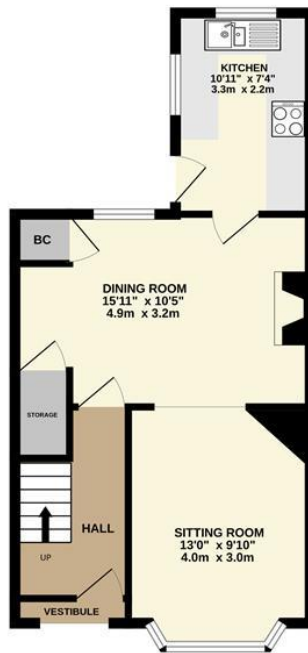
COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

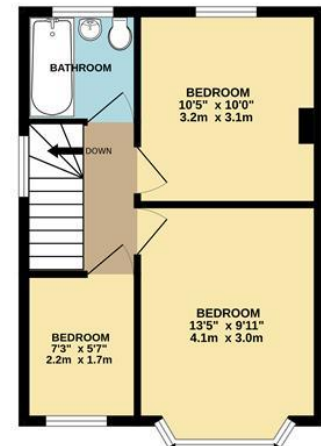
EPC

The EPC rating for this property is D (65).

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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