



Connells

Thetford Avenue
Worcester



Property Description

Situated in a quiet cul de sac within Warndon Villages, this well presented three bedroom detached home is offered to the market with no onward chain, making it an ideal choice for buyers looking for a straightforward move. The property benefits from a downstairs wc, ensuite to master bedroom, rear garden, driveway and garage. Conveniently located close to local amenities, reputable schools, transport links and the M5 motorway.

Location

Berkeleys

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, the Three Pears and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

Berkeley Hunderton

This property is located in the area of Berkeley Hunderton an area within the main Berkeley village. Within Berkeley Hunderton are many cycle paths, nature walks and an astroturf play area. Schools' catchment is fantastic with the local primary being Oasis Academy 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 just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Distance to M5 - 1.4 Miles

Accommodation Details

Ground Floor

Entrance Hall

Side facing double glazed uPVC window, coving to ceiling, ceiling light, storage cupboard, doors to kitchen and living room, stairs to first floor

Kitchen

Front facing uPVC double glazed window, ceiling light, part tiled walls, range floor and wall units, integral oven, gas hob with cooker hood, stainless steel sink and drainer, space for fridge, freezer, archway to utility room

Utility Room

Side facing wooden door, ceiling light, space for washing machine and tumble dryer, boiler, part tiled walls, single panel radiator

Cloakroom

WC, wash hand basin, ceiling light, radiator.

Living Room

Rear facing uPVC double glazed window, french doors to garden, ceiling light, coving to ceiling, gas fireplace, single panel radiator

First Floor

Bedroom One

Front facing uPVC double glazed window, Ceiling light, door to ensuite, built in wardrobes, double panel radiator

Ensuite

Front facing uPVC double glazed window, part tiled walls, double panel radiator, WC, wash hand basin, shower cubicle

Bedroom Two

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

Bedroom Three

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

Bathroom

Side facing uPVC double glazed window, panel bath, WC, wash hand basin, part tiled walls, ceiling light, radiator.

Outside

Outside Front

To the front of the property is a laid to lawn with pathway to front door and side gate. The property has a garage and driveway to the right.

Outside Rear

To the rear is a low maintenance garden with chippings, established borders, gated access to the front.

Services

All services are connected to the property

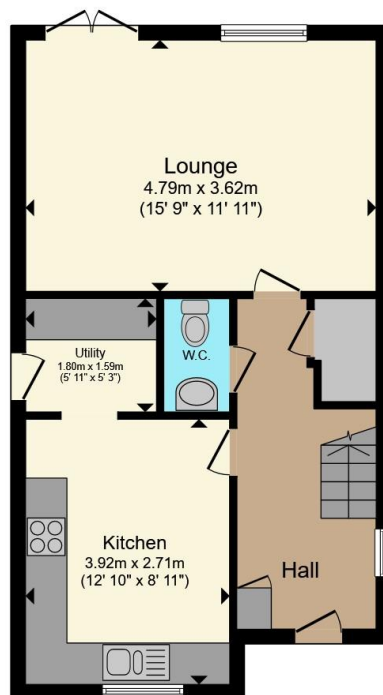
Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

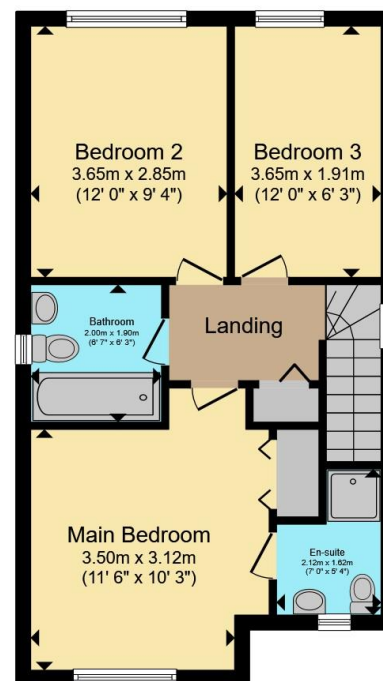








Ground Floor



First Floor

Total floor area 91.5 m² (985 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307657

directions to this property:

From our Connell's Warndon Villages office take a right onto Millwood Drive, followed by a left onto Plantation Drive. At the roundabout take the third exit onto Woodgreen Drive, followed by the third exit at the next roundabout onto Hastings Drive. Take a right onto Powderham Avenue, then a left onto Hever Avenue. Turn left onto Carisbrooke Avenue and continue along onto Thetford Avenue. Take the first left and the property will be at the end of the cul de sac.

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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