



**Connells**

Hoskyns Avenue  
Worcester



### Property Description

This two bedroomed home is situated in the popular area of Warndon Villages. There is access to local amenities, transport links, Worcester City Centre and Worcester Royal Hospital.

There is a hall, dining kitchen, sitting room, two bedrooms, shower room, bathroom. There is off road parking, gas fired central heating, uPVC double glazing, gardens to the front and rear and no onward chain.

### Location

The Harleys are one of four areas that make up the Warndon Villages, Worcester. Great for all buyers, this area provides something to do for everyone! There are several cycle paths, private walks and the property is within easy distance of the Countryside Centre: giving access to woodland walks and a boutique cafe. For commuters, junction 6 of the m5 is less than 2 miles away.

The area is close to the Worcester Royal Hospital and Lyppard Grange Centre comprising of a doctors, dentists, hairdressers, Chinese, fish and chip shop, children's nursery and the Lyppard Hub. This offers a variety of services and activities including book clubs, walking groups, toddler groups, gardeners' group and youth club, making it perfect for all ages! The Centre is also home to the Lyppard Grange pub with a large beer garden and a Tesco Superstore with petrol station.

This house is located in the area of Harley Warren, which is the closest to Worcester Royal Hospital in an area of two, three, four and five bedroomed houses and a range of bungalows.

The area is in the catchment for Nunnery Wood High School with its voted good Ofsted and excellent sports programme and facilities.

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### Accommodation Details

#### Ground Floor

Canopied porch with door into hall.

#### Entrance Porch

Ceiling light, single panel radiator, door to dining kitchen.

#### Kitchen

11' 11" max x 13' 1" max ( 3.63m max x 3.99m max )

Front facing double glazed window, range of floor and wall mounted cupboards, ceiling light, space for fridge, space for freezer, space and plumbing for washing machine, wall mounted boiler, induction hob and cooker, tiled floors and tiled walls, door to sitting room.

#### Sitting Room

11' 11" x 13' 3" ( 3.63m x 4.04m )

Ceiling light, coving to ceiling, electric fire, single panel radiator, stairs to first floor, rear facing double glazed French doors to garden,

#### First Floor

#### Landing

Access to loft, ceiling light, doors to bedrooms and bathroom.

### Bedroom One

12' x 9' 10" ( 3.66m x 3.00m )

Front facing double glazed window, built in wardrobes, single panel radiator, ceiling light. archway to shower room.

### Shower Room

Electric shower, wash hand basin with storage unit, ceiling light.

### Bedroom Two

9' 9" x 6' 3" ( 2.97m x 1.91m )

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

### Bathroom

Rear facing double glazed window, WC, bath with shower over, ceiling light, wash hand basin and storage.

### Outside

#### Outside Front

To the front is a lawned foregarden with driveway providing off road parking, gated access to the rear.

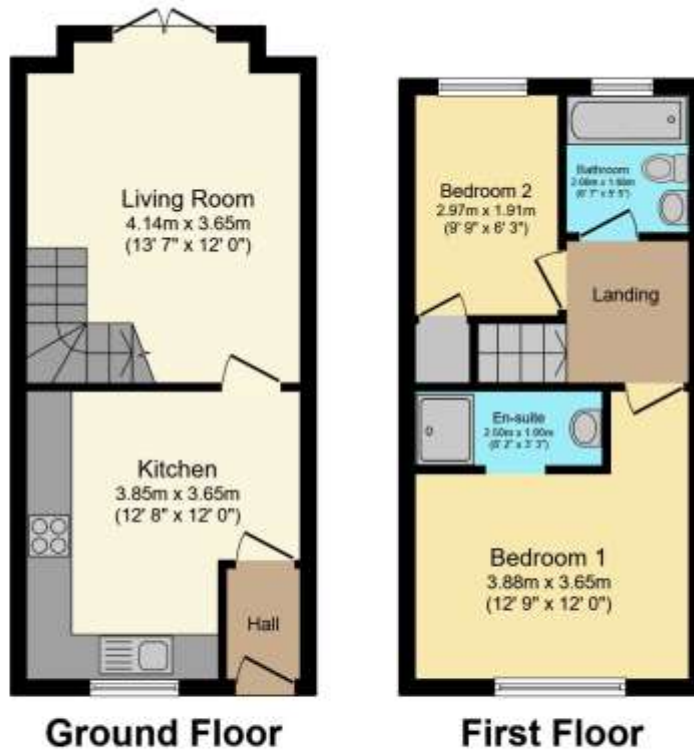
#### Outside Rear

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

### Services

All services are connected to the property.





Total floor area 59.0 m<sup>2</sup> (635 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL307343](http://connells.co.uk/Property/WVL307343)**

#### directions to this property:

From Connells Warndon Villages branch proceed out of Ankerage Green turning left onto Mill Wood Drive, upon reaching the roundabout take the first exit onto Wood Green Drive. Continue for some distance, upon reaching the roundabout take the second exit continuing onto Wood Green Drive. Take the first left turning into Hoskyns Avenue. Continue over the roundabout and the property will be located on your right.

EPC Rating: D Council Tax  
Band: B

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.

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