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Harrington Road, Worcester, WR2 5HB

Price Guide £245,000

- Traditional Semi Detached Property
- Kitchen
- Separate W.C.
- Rear Garden
- SCOPE TO EXTEND & ADD VALUE (subject to pp)
- Lounge
- Bathroom
- Three Bedrooms
- Ample Off Road Parking
- EARLY VIEWING ESSENTIAL

2-6 Bromyard Road, St Johns, Worcester, Worcestershire, WR2 5BP
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7 Harrington Road, Worcester WR2 5HB

An exciting opportunity to acquire this good size three bedroom semi detached property. IDEAL FOR FIRST TIME BUYERS, A SMALL FAMILY OR INVESTORS. NO ONWARD CHAIN.

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Council Tax Band: B













LOCATION & DESCRIPTION

Situated in a popular and established residential area on the outskirts of St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property is a three bedroom semi detached home benefitting from gas central heating and double glazing. Access is via a double glazed opaque front door opening into an ENTRANCE PORCH with dual aspect front and side double glazed opaque windows, tiled floor and a further double glazed opaque door opens into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and door to:-

LOUNGE

13'0 x 11'3 (both max)
Recessed ceiling spotlights, front facing double glazed bay window allowing plenty of natural light, feature wall mounted electric fire, radiator and door to:-

KITCHEN

9'2 x 9'1
Ceiling light, dual aspect rear and side facing double glazed windows and radiator. There are a range of wall and drawer units with rolltop work surface over, tiled splashback, stainless steel sink with mixer tap and matching drainer, space for appliances such as a washing machine, cooker and fridge/freezer. There is a handy understairs storage cupboard and doors to:-

BATHROOM

9'0 x 4'8
Ceiling light, rear facing opaque double glazed window and radiator. There is a two piece suite consisting of a bath with shower over and a wash hand basin with pedestal. There is a built in storage cupboard housing the hot water tank.

REAR LOBBY

Wall light, wall mounted 'Worcester' boiler, radiator, double glazed opaque door providing access o the rear garden and door to:-

W.C.

4'7 x 3'4
Wall light, side facing double glazed window, radiator. tiled wall and low level W,C,

LANDING

Ceiling light, side facing opaque double glazed window, loft access and doors to:-

BEDROOM ONE

14'6 x 11'10
A light and airy principal bedroom with recessed ceiling spotlights, front facing double glazed bay window and radiator.

BEDROOM TWO

10'1 x 7'0
Recessed ceiling spotlights, rear facing double glazed window and radiator.

BEDROOM THREE

7'1 x 6'11
Ceiling light, rear facing double glazed window and radiator.

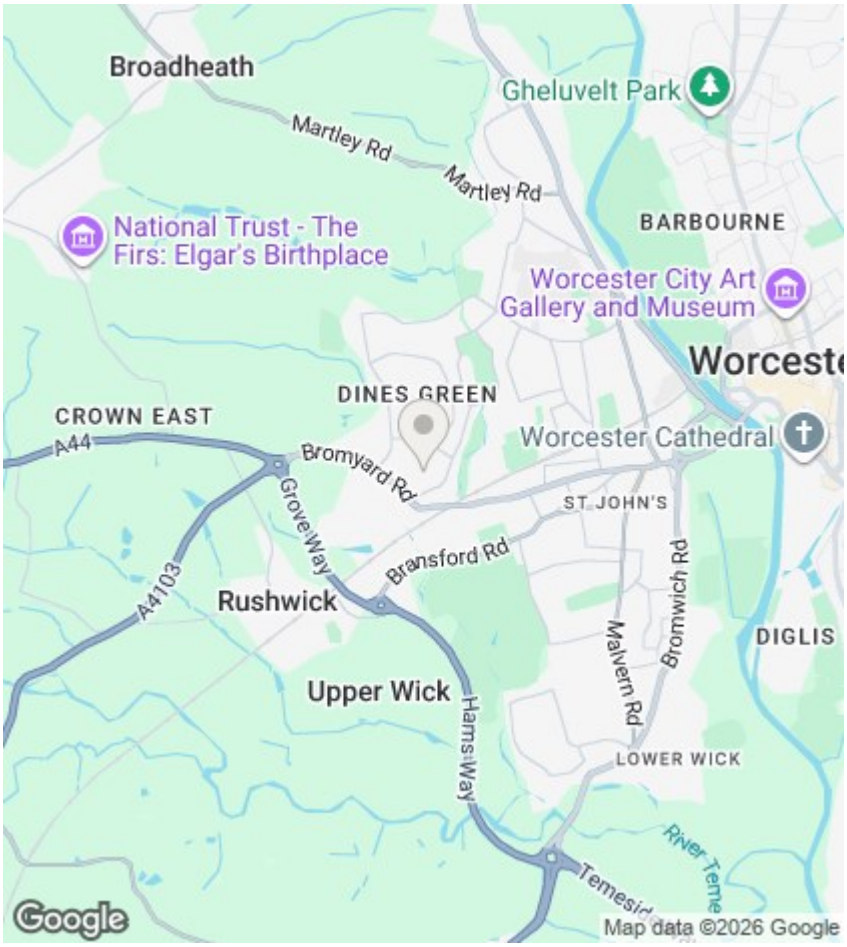
OUTSIDE

To the front of the property is a gated block paved driveway providing ample off road parking. Wooden gates give pedestrian access to the rear garden.

To the rear of the property is a pleasant and established enclosed garden with artificial lawn, planted borders of mature shrubs and trees, a metal shed. wooden summer house, wooden shed and a useful brick built outside store.

SERVICES

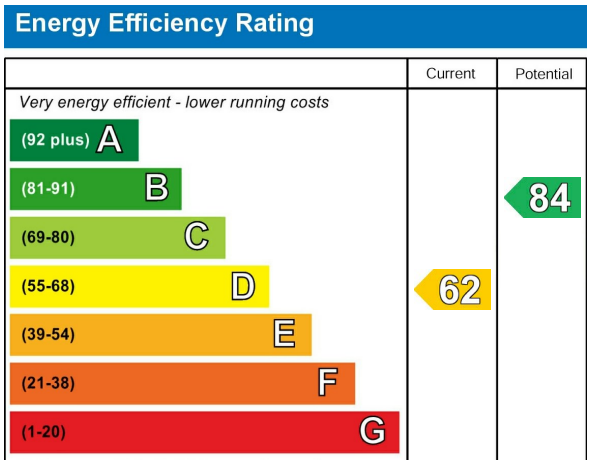
We believe all mains services are connected.



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D





Total area: approx. 60.0 sq. metres (645.9 sq. feet)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.
Plan produced using PlanUp.

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