FOR SALE







14 Bittern Road, St Peters, Worcester, WR5 3LT

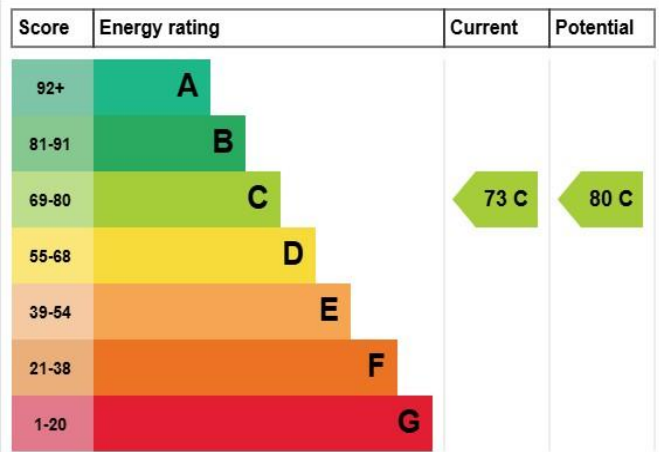
4 Bedrooms, 2 Bathroom, Link-detached House

£350,000

MARTIN&CO



- **Freehold link-detached family home**
- **Four bedrooms**
- **Family bathroom & En suite**
- **Lounge & Fitted kitchen diner**
- **Utility with toilet off**
- **Approx 1,200sqft**
- **Corner plot with parking**
- **Council Tax band D**
- **EPC Rating band C**
- **Vacant & No onward chain**



*** VACANT & NO UPWARD CHAIN ***
This freehold link-detached family home is situated in a popular residential standing in a good sized corner plot, with gated space to the side offering potential for secure parking for caravan.

The house offers spacious and flexible accommodation of approx 1,200sqft, comprising: a reception hall; study/4th bedroom with en suite shower room; lounge; fitted kitchen & dining room; utility room with toilet off; landing three bedrooms; and a family bathroom.

In addition, the property benefits from PVC double glazing, gas-fired central heating, off-road parking and private side and rear gardens. The property does not have a garage.

KEY FACTS
Freehold tenure
Approx 1,200sqft
Potential for caravan parking
PVC double glazing
Gas-fired central heating
Ideal combi boiler (13/03/16)
Council Tax band D
EPC Rating band C
Vacant & No onward chain





INCLUSIONS
Floor coverings as fitted
Window dressings as fitted
TV in kitchen
Integrated:
Dishwasher & fridge/freezer
Built-in:
Coffee maker; microwave; double oven;
5 ring gas hob & cookerhood
Free standing fridge

GROUND FLOOR

PORCH 2.15m x 0.56m (7'1" x 1'10")

HALLWAY 5.75m x 0.86m < 1.79m (18'10" x 2'9" < 5'10")

STUDY / BEDROOM FOUR 3.77m x 2.30m (12'4" x 7'7")

EN SUITE SHOWER ROOM 2.30m x 1.18m (7'7" x 3'10")

LOUNGE 6.25m x 3.27m (20'6" x 10'9")

FITTED KITCHEN & DINING ROOM 4.65m x 3.61m < 4.49m (15'3" x 11'10" < 14'8")

UTILITY ROOM 2.26m x 1.86m < 4.28m (7'5" x 6'1" < 14'0")

TOILET 2.30m x 0.84m (7'6" x 2'9")

FIRST FLOOR

LANDING 2.59m x 0.79m < 1.77m (8'6" x 2'7" < 5'9")

BEDROOM ONE 3.44m < 4.11m x 2.99m < 3.31m (11'3" < 13'6" x 9'9" < 10'10")

BEDROOM TWO 3.11m x 2.62m < 3.50m (10'3" x 8'7" < 11'6")

BEDROOM THREE 2.11m x 1.81m < 2.50m (6'11" x 5'11" < 8'2")

FAMILY BATHROOM 1.94m x 1.66m (6'4" x 5'6")

OUTSIDE

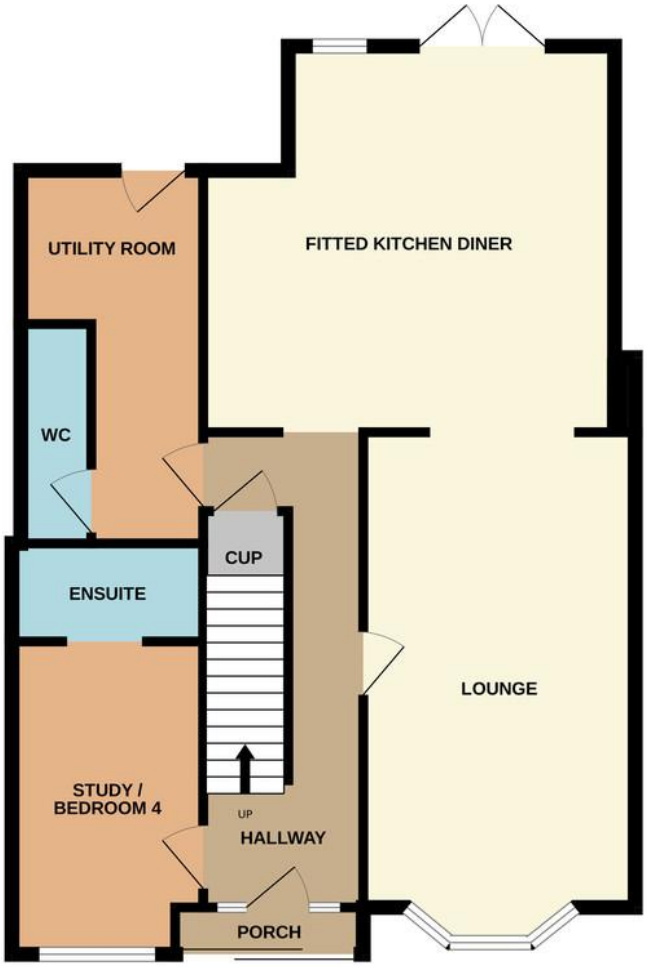
PARKING
The block paved drive provides off-road parking. The gated drive to the side provides potential for further off-road parking with the addition of a dropped curb.

GARDENS
The house stands behind a small lawn and there is a private garden wrapping around the side and rear.

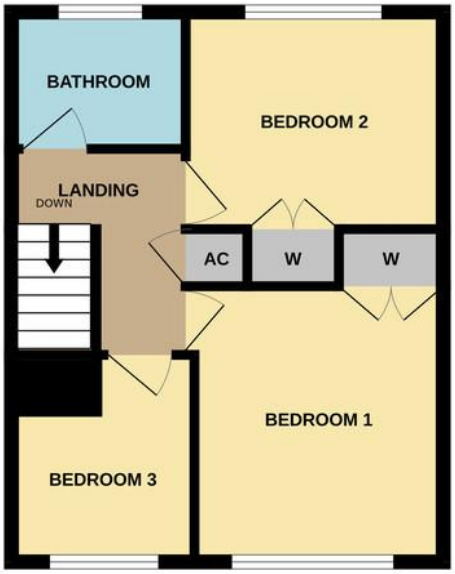




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
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