

For Sale

£250,000



Hoskyns Avenue Worcester WR4 0LL

A must see!

An opportunity to purchase a lovely two bedroom semi which has gone through a full top to bottom refurbishment.

There is a hall, dining kitchen, sitting room, two bedrooms and bathroom.

There is no onward chain, and uPVC double glazing and gas fired central heating.

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Agents Note

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.

Location

Harleys

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.

Harley Warren

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.

Accommodation Details

This lovely modern semi has gone through an extensive top to bottom renovation. The finish is to show home standards with golden oak hardwood flooring throughout the ground floor, a stylish, new Howdens kitchen with full suite of integrated appliances including full size dishwasher. The sitting room features a classic panelled wall and french doors opening onto the low maintenance, fully fenced, larger than average rear garden.

Venturing upstairs, there are two bedrooms with bedroom one having an en-suite shower and vanity unit, and double built-in wardrobes. The newly fitted separate bathroom includes a full size bath.

The property benefits from replacement double glazed windows, Worcester Bosch boiler with 5 year warranty and newly fitted carpets throughout the first floor.

Outside is a two car driveway to the front on the house, low maintenance rear garden and large area to the side with ample room for a shed.

Property Details

Approach

The property is approached by a part glazed wooden door, canopied porch and courtesy lighting.



Hall

Ceiling light, wooden style flooring, radiator, door into dining kitchen.

Dining Kitchen

Front facing uPVC double glazed window, refitted kitchen with sink and mixer tap over and drainer inset into worksurfaces, range of wall and floor mounted units, integral fridge freezer, dish washer and washing machine, cooker and hob with cookhood over, oak flooring.

Sitting Room

Bay window which is uPVC double glazed and french doors to the garden, ceiling light, oak wooden flooring, panelling to wall with socket for TV point, radiator, stairs to the first floor.

First Floor

Landing

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

Bedroom One

Front facing uPVC double glazed window, ceiling light, radiator, archway to shower room.

Shower Room

Shower cubicle, vanity unit with inset wash hand basin, ceiling light, extractor, wooden style flooring.

Bedroom Two

Rear facing uPVC double glazed window, storage cupboard for useful wardrobe space, ceiling light, radiator.

Bathroom

Rear facing uPVC double glazed window, white suite comprising panel bath with shower attachment, vanity unit with inset wash hand basin and WC

Outside

To the front is a foregarden, mainly laid to lawn gated access to rear garden and driveway providing off road parking.

Rear Garden

To the rear is a low maintenance rear garden with sun terrace, space at the side, established borders.

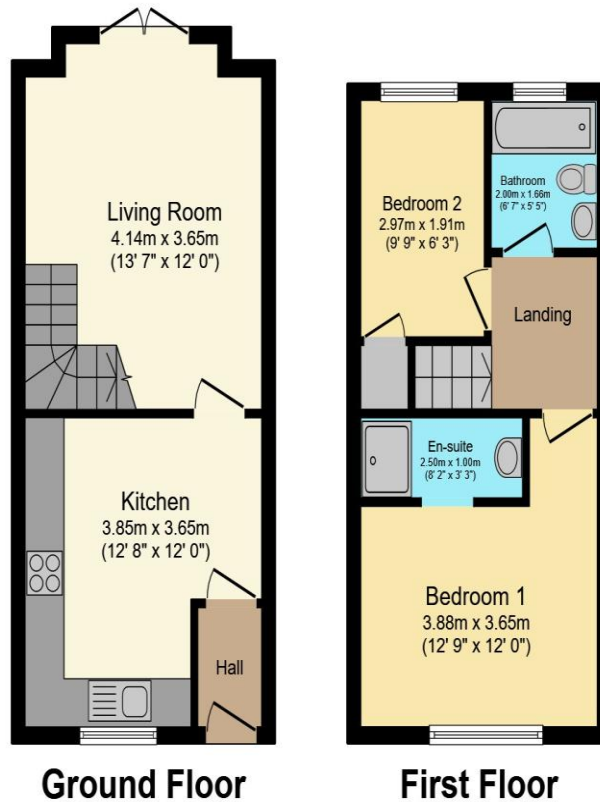
Services

All services are connected to the property

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Total floor area 59.0 m² (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



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..

To view this property please contact Connells on

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Ankerage Green
 WORCESTER WR4 0DZ

Property Ref: WVL307747 - 0010

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online
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