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Parkinson Wright
Estate Agents



Lutterworth Close, Worcester, WR4 9AY

Price Guide £220,000

- Semi Detached Bungalow
- Two Reception Rooms/Bedroom 3
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Cul-De-Sac Location
- Kitchen & Separate Utility
- Bathroom
- Off Road Parking
- NO CHAIN

8 Lutterworth Close, Worcester WR4 9AY

A rare and exciting opportunity to acquire this extended semi detached bungalow offering versatile accommodation, situated in a quiet cul-de-sac location close to the city centre, M5 motorway and Worcester Royal Hospital. EARLY VIEWING ESSENTIAL TO BE APPRECIATED.

 2  1  2  D

Council Tax Band: C





LOCATION & DESCRIPTION

Nestled in the charming area of Lutterworth Close, Worcester, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout and features two well-proportioned bedrooms,

Set in a tranquil cul-de-sac this home benefits from a sense of community while remaining close to local amenities. Whether you are looking to downsize or seeking a first home, this property presents an excellent opportunity to enjoy single-storey living in a convenient location.

With its appealing features and potential for personalisation, this bungalow is a must-see for anyone looking to settle in Worcester. Don't miss the chance to make this lovely property your own.

ENTRANCE HALL

L-shaped hallway with two ceiling lights, two radiators, loft hatch and airing cupboard offering useful storage space. Doors to:-

LOUNGE

14'3 x 9'7

A good size reception room overlooking the garden. Ceiling light, rear facing double glazed patio doors give rear access, radiator, tiled fireplace with hearth and mantle over and electric fire inset. Door to:-

UTILITY

9'6 x 6'1

Ceiling light, front facing double glazed window, loft hatch and radiator. There are wall and drawer units, stainless steel sink with matching drainer and space for appliances.

DINING ROOM/BEDROOM THREE

14'0 x 11'0 (max)

Another good size reception room currently used as a dining room but could be utilised as an additional bedroom. Ceiling light, radiator, front facing double glazed window and a tiled fireplace with matching hearth and mantle over.

KITCHEN

8'10 x 6'10

Ceiling strip light, front facing double glazed window and a wall mounted 'Worcester' combi boiler. There are a range of wall, base and drawer units, roll top work surface over, tiled splashback, one and a half bowl sink with matching drainer and mixer tap, four ring gas hob with extractor fan over and built in oven under.

BEDROOM ONE

14'0 x 9'1

A good size principal bedroom with ceiling light, rear facing double glazed window, radiator and a range of wardrobes in situ.

BEDROOM TWO

10'11 x 8'7

Another double bedroom with ceiling light, rear facing double glazed window and radiator.

BATHROOM

5'3 x 6'4

Ceiling light, side facing opaque window and radiator. There is a three piece white suite consisting of bath with shower attachment on tap, wash hand basing with pedestal and a low level W.C.

OUTSIDE

To the front of the property is a slabbed fore garden and a concrete driveway offers off road parking,

To the rear of the property is an enclosed and very private split level garden with a range of mature shrubs and trees.

SERVICES

We believe all mains services are connected to the property but have not been checked and verified.



Viewings

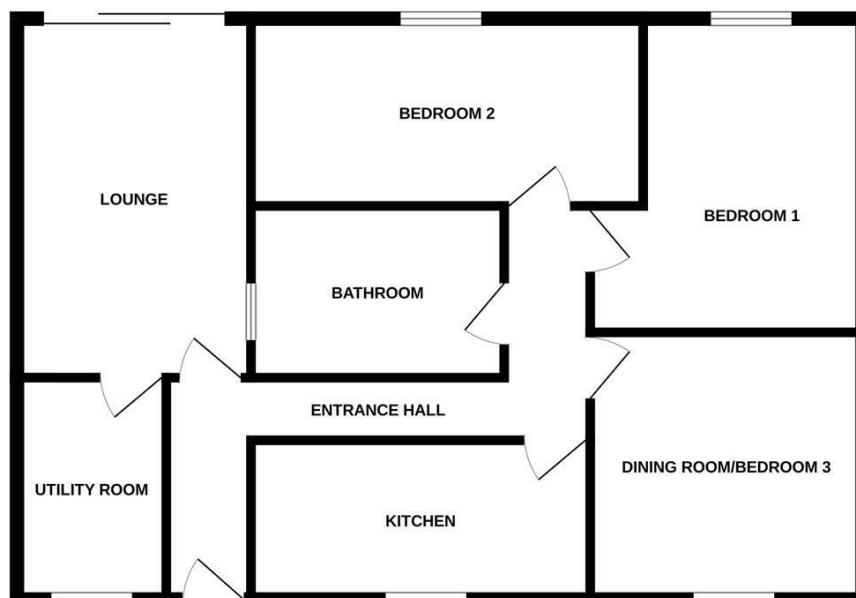
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

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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