



Connells

Hoskyns Avenue
Worcester



Property Description

A Three Bedroomed Link Detached Home Situated in the Residential Area of Warndon Villages Having Access to Local Amenities, Worcester City Centre and Junction 6 of the M5 Motorway.

This Property Has Three Bedrooms, Cloakroom, En Suite, Sitting/Dining Room, Conservatory And Garage.

Location

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 property is situated close to the hospital, transport links, Worcester City Centre and Worcester Royal Hospital. There are schools close and local amenities.

The property benefits from gas fired central heating and uPVC double glazing.

Property Details

This family home is situated close to the hospital, having a hall, cloakroom, kitchen, sitting/dining room, conservatory. To the first floor are three bedrooms, one with ensuite, two further bedrooms and family bathroom. The property has gardens to the front and rear with off road parking and garage.

Ground Floor

Part glazed door leading to reception hall.

Reception Hall

Ceiling light, wall mounted thermostat double panel radiator, telephone point, doors to storage cupboard, cloakroom, kitchen, sitting/dining room, stairs to first floor.

Cloakroom

Side facing, wall mounted wash hand basin with splash tiling over, low level Wc, ceiling light, single panel radiator.

Kitchen

11' 1" x 9' 2" (3.38m x 2.79m)
front facing, one and a half bowl single drainer stainless steel sink unit with mixer tap over and cupboard below, space for free standing oven and hob with cooker hood over, space and plumbing for automatic washing machine, space and plumbing for dish washer, space for full height fridge freezer, four floor mounted units, one double floor mounted unit, range of eye level unit, ceiling light, wall mounted combination boiler to serve central heating and domestic hot water, TV aerial point, part ceramic tiled walls.

Sitting/Dining Room

15' 8" x 14' 1" (4.78m x 4.29m)
Rear facing, ceiling light, two double panel radiators, TV aerial point, understairs storage cupboard, double glazed sliding doors to UPVC conservatory.

Conservatory

12' 11" x 9' 7" (3.94m x 2.92m)
Rear facing, pitched roof, power and light, double doors to garden.

First Floor Landing

Bedroom One

11' 4" x 9' 3" (3.45m x 2.82m)

Rear facing, ceiling light, single panel radiator, TV aerial point, telephone point, fitted double wardrobe with hanging rail and shelving, door to ensuite.

En Suite

Tiled shower cubicle with electric shower, pedestal wash hand basin, low level Wc, ceiling light, ceiling extractor, shaver socket point and light, part ceramic tiled walling, single panel radiator.

Bedroom Two

8' 6" x 9' 3" (2.59m x 2.82m)

Front facing, ceiling light, single panel radiator, double fitted wardrobe with hanging rail and shelving.

Bedroom Three

6' 3" x 8' 3" (1.91m x 2.51m)

Rear facing, ceiling light, single panel radiator.

Bathroom

Front facing, panel bath with 'Victorian' style taps with shower attachment, pedestal wash hand basin, low level Wc, ceiling light, ceiling extractor, shaver socket and light, single panel radiator, part ceramic tiled walling.

Outside Front

To the front of the property is a low maintenance foregarden with mature flower and shrub borders, cold water tap, mono blocked driveway providing off road parking for three medium sized vehicles, in turn giving access to the garage.

Outside Rear

To the rear of the property is an enclosed fenced garden, a paved patio area, steps leading to a lawned area with mature flower and shrub borders, raised seating area with pergola over, cold water tap, security light,

door to garage.

Garage

Having up and over door, power and light, storage into eaves space.

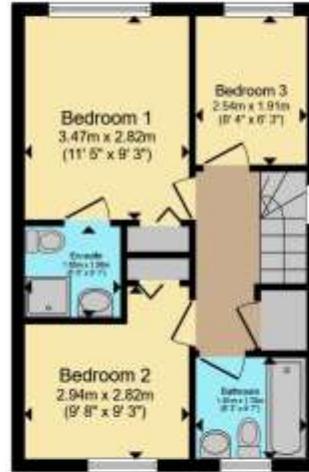
Services

All mains' services are connected to the property.





Ground Floor



First Floor

Total floor area 98.6 m² (1,061 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



To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL307475

directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning left into Mill Wood Drive, at the traffic island turn left into Woodgreen Drive, passing over the next traffic island taking the first left into Hoskyns Avenue continue along Hoskyns Avenue for some distance where the property is situated on the right-hand side as indicated by the agents 'For Sale' board.

EPC Rating: C Council Tax Band: D

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WVL307475 - 0002