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## Fotheringhay, Worcester, WR4 0RE

Price Guide £385,000

- Substantial Detached Bungalow
- Kitchen/Diner
- Shower Room
- Garage & Driveway
- Quiet Location
- Lounge
- Three Bedrooms
- South Facing Rear Garden
- Gas Central Heating & Double Glazing
- NO ONWARD CHAIN

# 12 Fotheringhay, Worcester WR4 0RE

A rare and exciting opportunity to acquire this immaculately presented detached three bedroom bungalow situated within a sought after and private cul-de-sac location within Warndon Villages. EARLY VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE.



Council Tax Band: D





## LOCATION & DESCRIPTION

This beautifully presented bungalow is situated in a prestigious part within the sought after location of Warndon villages. Close proximity to Worcester City Centre, Worcestershire Royal Hospital, M5 Junction 6 as well as three railway stations including Worcestershire Parkway Station. There are other amenities close to the property to include supermarkets, schools, leisure facilities pubs and restaurants. The property benefits from being located in a quiet and private cul-de-sac. Access is via a composite part glazed front door opening into:-

## RECEPTION HALL

An L' Shaped hallway with ceiling light, radiator, useful storage cupboard, loft access with drop down ladder, boarding for storage and houses a 'Worcester' combi boiler. Doors lead off to:-

## LOUNGE

15'11 x 10'9

A light and airy reception room overlooking the garden with ceiling light, side facing UPVC double glazed window, Rear facing UPVC French doors opening onto the patio, radiator and a feature fireplace with hearth, mantle over and ornamental gas fire inset.

## KITCHEN/DINER

13'6 x 9'5

Combining kitchen and dining areas with ceiling light, rear facing UPVC double glazed window and side facing UPVC part double glazed door gives side access to the rear of the property. There are a range of wall, base and draw units, roll top work surface over, complimentary tiling to walls, one and a half bowl stainless steel sink with matching drainer, mixer tap, four ring gas hob, extractor fan over, built in oven and microwave, integrated appliances to include a dishwasher, fridge/freezer and space for a washing machine.

## BEDROOM ONE

12'3 x 11'11

A good size principal bedroom with ceiling light, front facing UPVC double glazed bay window allowing plenty of natural light and radiator.

## BEDROOM TWO

12'8 x 7'9

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

## BEDROOM THREE

8'10 x 7'1

A good size single with ceiling light, front facing UPVC double glazed window and radiator.

## SHOWER ROOM

8'2 x 6'7

Ceiling light, side facing UPVC opaque double glazed window, matching wall and floor tiles and a chrome heated towel rail. There is a three piece white suite consisting of a shower cubicle with shower attachment over, wash hand basin with cupboard under and a closed coupled toilet and cistern.

## OUTSIDE

To the front of the property is a stoned fore garden, a block paved drive offers off road parking and leads to the garage and front door. A wooden gate provides rear pedestrian access.

To the rear of the property is an enclosed, good size and very private south facing garden split into three levels. There is an initial slabbed seating area, with steps up to an attractive gravelled space and further steps up to another level currently providing another seating area. An artificial lawn makes this a low maintenance garden. There are a range of attractive mature shrubs and trees and a wooden shed is in situ. A tranquil and relaxing garden to relax and enjoy.

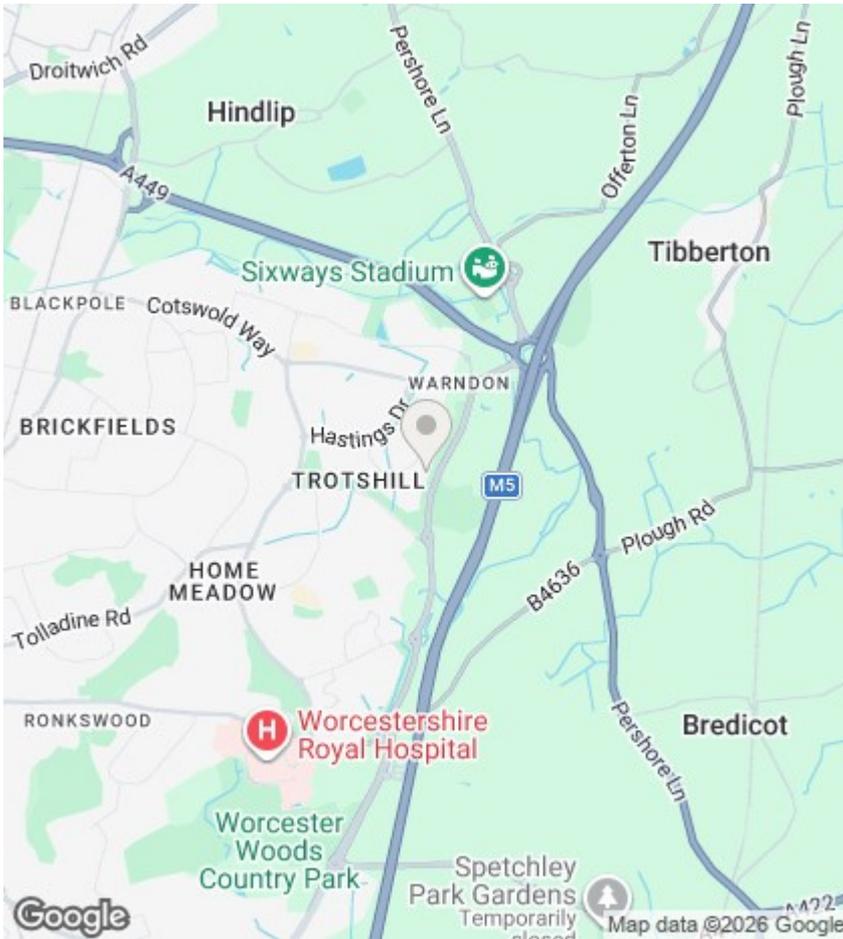
## GARAGE

17'7 x 8'11

A single garage with up and over door, light and power.

## SERVICES

We believe all main services are connected to the property but have not been verified.



## Viewings

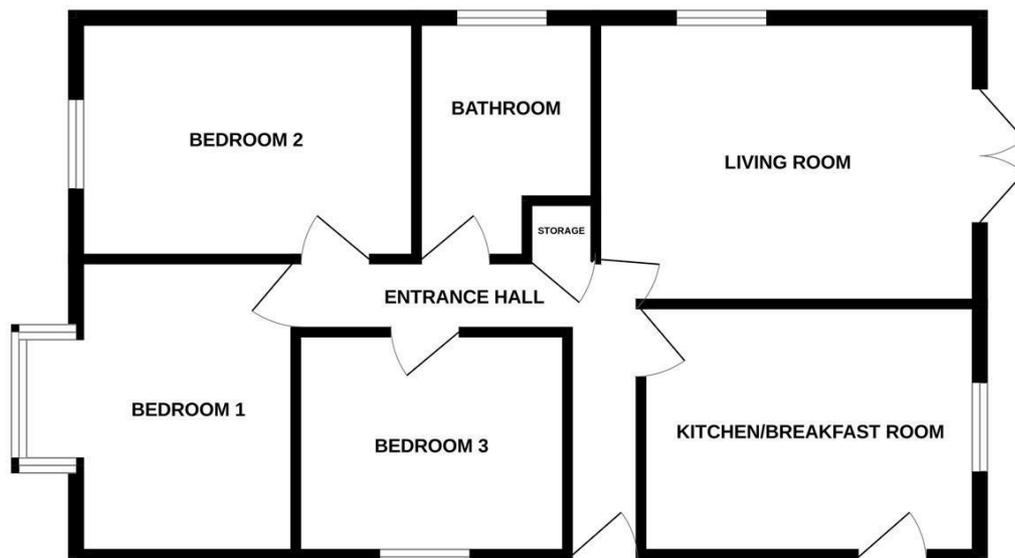
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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