



Connells

Painswick Close
Worcester

Painswick Close Worcester WR4 9LE

For Sale offers over
£225,000



Property Description

Situated in the popular location of Warndon, this three-bedroom end of terrace home is perfect for first time buyers looking to get onto the property ladder or investors looking for a great rental opportunity!

This three-bedroom home offers contemporary and versatile living accommodation with spacious sitting room and breakfast kitchen. There are also gardens to the front and rear.

Location

Accommodation Details

The property comprises of canopy entrance porch, entrance hall, sitting room, kitchen, three bedrooms, WC, bathroom.

The property further benefits from having gardens to the front and rear.

Ground Floor

Canopy Entrance

UPVC part glazed door to entrance hall.

Entrance Hall

Doors to sitting room and kitchen, stairs to first floor, ceiling light, wooden laminate flooring.

Sitting Room

18' 6" x 11' 5" (5.64m x 3.48m)
Front facing uPVC double glazed window, uPVC French doors to garden, two ceiling lights, feature fireplace, double panel radiator, wooden laminate flooring.

Kitchen

9' 6" x 12' 1" (2.90m x 3.68m)
Rear facing uPVC double glazed window, uPVC glazed door to garden, fitted kitchen with a range of floor mounted and eye level

units, one and a half bowl sink drainer unit, space for fridge/ freezer, four ring gas hob with cookerhood over, electric oven, breakfast bar, understairs storage, ceiling light.

First Floor Landing

Doors to all bedrooms, bathroom and WC, access to loft space, airing cupboard housing combi boiler.

Bedroom One

11' 1" plus door recess x 11' 8" max (3.38m plus door recess x 3.56m max)
Front facing uPVC double glazed window, ceiling light, double panel radiator, built in storage.

Bedroom Two

8' 11" x 12' 7" (2.72m x 3.84m)
Front facing uPVC double glazed window, ceiling light, double panel radiator, built in wardrobe.

Bedroom Three

7' 2" x 8' 5" (2.18m x 2.57m)
Rear facing uPVC double glazed window, ceiling light, double panel radiator, built in storage.

Wc

Rear facing uPVC double glazed window, WC, ceiling light, fully tiled walls.

Bathroom

Side facing uPVC double glazed window, panel bath with shower over, wash hand basin inset into vanity unit, chrome ladder style radiator.

Outside Front

To the front of the property there is a

lawned foregarden with pathway to the front door.

Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn, cold water tap and access to the front, access to storage.

Services

All mains are connected to the property.





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.focalagent.com

To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307096

directions to this property:

From the Warndon Villages office turn left off Ankerage Green onto Mill Wood Drive, at the roundabout take the third exit onto Woodgreen drive and follow the road to the next roundabout. Take the first exit onto Middle Hollow Drive and then at the traffic lights turn right onto Tolladine Road then following onto Windermere Drive. Follow the road for some time until you turn right onto Cranham Drive. Then turn left onto Sheepscombe Drive and then right onto Crickley Drive and then left onto Painswick Drive.

EPC Rating: C Council Tax
 Band: B

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL307096 - 0011