



QualitySolicitors
Parkinson Wright
Estate Agents



Chedworth Drive, Worcester, WR4 9PL

Price Guide £240,000

- Three Storey End Terrace Property
- Double Glazing & Gas Central Heating
- Off Road Parking
- Three Bedrooms
- Driveway & Garden
- IDEAL FIRST TIME PURCHASE

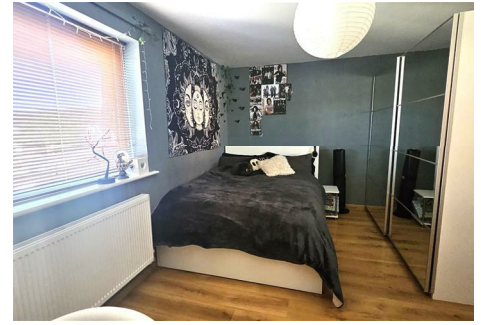
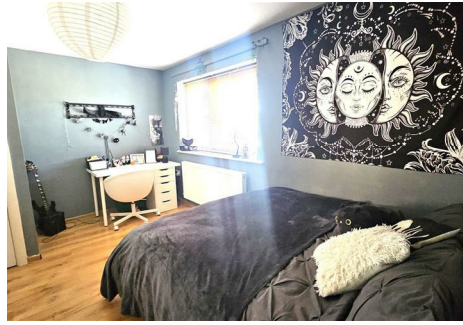
145 Chedworth Drive, Worcester WR4 9PL

An exciting opportunity to purchase this spacious three storey, three bedroom end terraced property in a convenient location with parking and a garden. EPC - D.



Council Tax Band: B





LOCATION & DESCRIPTION

Situated within the popular residential area of Warndon which is ideally located for access to local amenities and transport networks with excellent access to Worcester Royal Hospital as well as Junction 6 of the M5. Worcester city centre is also within easy reach where there are a further variety of shops, restaurants, leisure facilities and schooling. The property is a three storey, three bedroom terraced house. Access is via the front composite entrance door.

HALLWAY

Ceiling light, radiator and stairs to first floor. Doorway to;

LIVING ROOM

14'11" max x 10'9" max

Front and side facing double glazed windows, ceiling light, ceiling fan and radiator. There is a built in under stairs cupboard and door to;

DINING KITCHEN

14'3" x 10'11"

Rear and side facing double glazed windows, two ceiling light fittings, ceiling fan and radiator. The kitchen comprises of base, drawer and wall units with work surfacing over and tiled splashbacks. There are spaces and plumbing for appliances. Built in Indesit oven, Bosch halogen hob, pull out extractor and stainless steel sink with drainer. Tiled floor and having room for a dining table and a door to;

REAR LOBBY

With tiled floor, half glazed door leading to rear garden, ceiling light and radiator. Door to;

CLOAKROOM

5'8" x 4'7"

Tiled floor and walls, double glazed window facing the garden, ceiling light, WC and wall mounted basin, radiator.

STAIRS AND LANDING

With front facing double glazed window, two ceiling lights, stairs to second floor and doors to;

BEDROOM ONE

14'3" max x 9'6" max

A good sized double room with rear facing double glazed window, ceiling light, ceiling fan and radiator. Built in cupboard with shelves.

BATHROOM

7'6" max x 6'9" max

Rear facing double glazed window, ceiling fan and ceiling light. Tiled walls and floor, white heated towel rail. Bathroom comprises of bath with mixer shower over, WC and a basin with pedestal.

BEDROOM TWO

9'2" x 7'6"

Front facing double glazed window, ceiling light, ceiling fan and radiator.

SECOND STAIRS AND LANDING

Ceiling light and door to;

BEDROOM THREE

13'3" x 10'10" max

A good sized double bedroom with front facing double glazed window, access to loft, ceiling light, ceiling fan and radiator. There is a built in cupboard housing the boiler and room for storing items within the eaves. This room has the benefit of large sliding built in wardrobes.

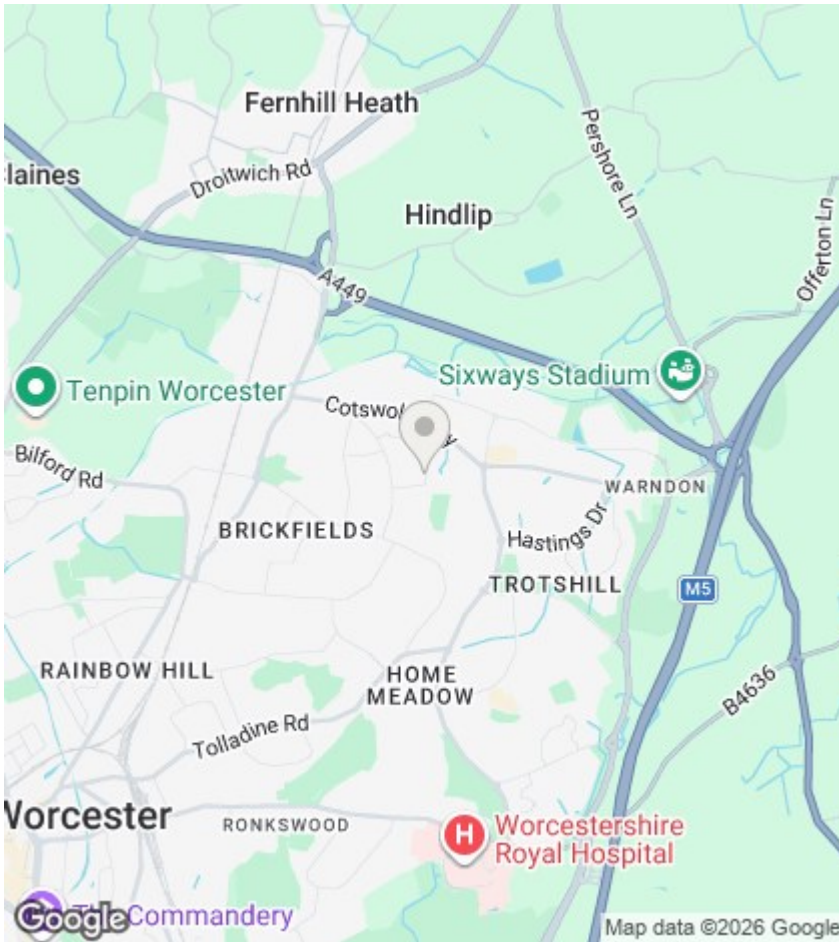
OUTSIDE

To the front of the property there is a small fore garden with a parking space for one vehicle.

To the rear of the property there is a paved patio area leading to an area of lawn, fenced to all boundaries and a wooden shed. There is a pedestrian gate leading out.

SERVICES

We believe all mains services are available, however this must be verified by your legal representative. There are solar panels at the property providing the water heating system.



Viewings

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

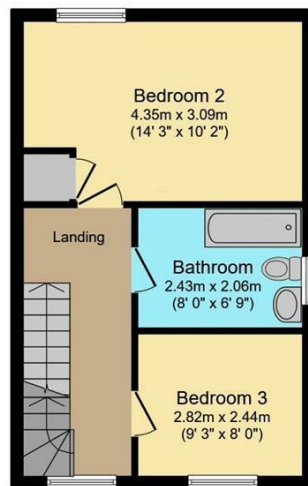
EPC Rating: D

Energy Efficiency Rating

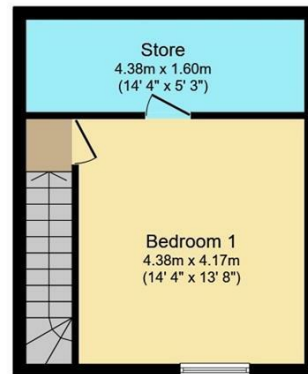
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		



Ground Floor
Floor area 42.8 sq.m. (460 sq.ft.)



First Floor
Floor area 37.2 sq.m. (401 sq.ft.)



Second Floor
Floor area 28.2 sq.m. (304 sq.ft.)

Total floor area: 108.2 sq.m. (1,165 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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