

Denny & Salmond

Winchester Avenue
St Johns

Winchester Avenue, St Johns, Worcester, WR2 4JG

For Sale
£289,500







Property Description
In need of some modernisation, this semi-detached three bedroom property is located within a popular residential area close to local amenities to include, local schools, shops, pubs and easy access to the M5. In brief the accommodation comprises Entrance hall, Living Room, Kitchen and Conservatory. Whilst to the first floor are Three Bedrooms and Shower room. With an enclosed rear garden, driveway parking for several cars and Garage. This property offers plenty of potential and is offered for sale with no onward chain.

Entrance Hall
Hardwood door opens into the Entrance Hall with stairs rising to the First Floor and door to the Living Dining Room. The carpet in the Entrance Hall hides a beautiful checkered tiled flooring. Picture rail and radiator.

Living Dining Room
24' 4" x 9' 5" (7.42m x 2.87m)
Widening 15'7
The "L" shaped Living Dining Room has a large double glazed bay window to the front aspect, gas fire with mantle, surround and hearth with cupboards in the recess. Door to an understairs cupboard housing shelving, and electric fuse board. Under the carpet in this room, is a stunning original Parquet Flooring. Radiator, sliding double glazed door to the Conservatory and door to Kitchen.

Kitchen
12' 8" x 6' (3.86m x 1.83m)
The Kitchen is fitted with eye and base level units with working surfaces and tiled splashback. Slot in double oven with four ring gas hob, stainless steel sink unit with one and a half bowls, drainer and mixer tap. Space and plumbing for a washing machine and space for a further tall appliance. Radiator and double glazed window to the rear aspect, overlooking the rear garden. Glazed door to the Conservatory.

Conservatory
12' 5" x 7' 2" (3.78m x 2.18m)
Double glazed sliding door opens to the driveway parking, further double glazed sliding door opens to the rear Garden. Radiator and perspex roofing.

First Floor
From the Entrance Hall, stairs rise to the First Floor. Doors off to all Bedrooms and Shower Room. Double glazed window to the side aspect.

Bedroom One
13' 1" x 7' 9" (3.99m x 2.36m)
Large double glazed window to the front aspect, fitted wardrobes with matching dressing table and drawers. Radiator.

Bedroom Two
10' 2" x 8' 2" (3.10m x 2.49m)
Double glazed window to the rear aspect, overlooking the rear garden. Door to cupboard housing water tank and sliding doors to further storage. Radiator and access to roof space via hatch.

Bedroom Three
7' 2" x 5' 2" (2.18m x 1.57m)
Double glazed window to the front aspect, radiator.

Shower Room
The Shower Room is fitted with a white suite comprising, low flush WC, pedestal wash hand basin and corner shower cubicle with glazed sliding doors, aqua boarding and electric Mira shower. Radiator, obscured double glazed window to the rear aspect and fully tiled walls.

Garage
With up and over door to the driveway parking and a courtesy door to the rear Garden.

Outside
The fore-garden is predominantly laid to lawn with planted borders. Timber fencing to the sides and a low brick wall to the front. The driveway will easily accommodate four vehicles, which in turn leads to the Garage.

The Garden to the rear of the property, is laid to lawn with a paved pathway, hardstanding seating area adjoining to the property, timber shed and greenhouse. The rear Garden is encompassed by timber fencing.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 100.3 sq.m. (1,080 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 propertybox.io

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To view this property please contact Denny & Salmond on

T 01684 561866
E sales@dennyandsalmond.co.uk

13a Worcester Road
MALVERN WR14 4QY

EPC Rating: E

Council Tax Band: C

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Tenure: Freehold

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.