



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



### **3 BED HOUSE - LINK DETACHED NEASON CLOSE, WORCESTER**

- Three Bedrooms
- Link-Detached
- Three Receptions
- Off Road Parking
- Warndon Villages
- Property Centre Must See
- Rear Garden
- Viewings 7 Days A Week
- EPC: D66

## Description

THREE BEDROOM LINK DETACHED HOUSE IN WARDON VILLAGES FOR £270,000.

This property is a must see to appreciate the size, condition and location, offering buyers hallway, lounge, kitchen, dining room, study, utility room, downstairs W.C., 3 bedrooms, en-suite and bathroom.

The property further benefits from an enclosed rear garden, double glazing and off road parking.

The property is ideally located in Warndon Villages with great links to Junction 6 of the M5 and Worcester Royal Hospital, in the Lyppard school catchment.

Please Call 01095 22222 to arrange a viewing 7 Days a Week.

## Entrance Hall

Via UPVC double glazed front door, radiator, stairs to first floor, laminate flooring, ceiling light point, doors to cloakroom and lounge.

## Cloakroom

UPVC double glazed window to front aspect, radiator, vanity wash hand basin, low level W.C., part tiled walls, laminate flooring, ceiling light point.

## Lounge

4.72m x 3.48m (15'6" x 11'5")

UPVC double glazed window to front aspect, telephone point, radiator, ceiling light point, double doors to dining room.

## Dining Room

3.18m x 2.79m (10'5" x 9'2")

Double glazed French doors to rear garden, radiator, laminate flooring, ceiling mounted spot lights, doors to kitchen, utility and study.

## Kitchen

2.79m x 2.16m (9'2" x 7'1")

UPVC double glazed window to rear aspect, range of eye level and base storage units with work surfaces over, stainless steel sink drainer unit with mixer tap over, electric double oven, gas hob with extractor hood over, part tiled walls, combination boiler, radiator, laminate flooring, ceiling mounted spot lights.

## Utility Room

1.55m x 1.40m (5'1" x 4'7")

UPVC double glazed window to rear aspect, work surface with inset circular sink with mixer tap over, plumbing for washing machine and dryer, laminate flooring, ceiling light point, access to loft space.

## Study

2.29m x 2.57m (7'6" x 8'5")

UPVC double glazed window to front aspect, radiator, ceiling light point.

## Landing

Access to loft space, radiator, airing cupboard, ceiling light point, doors to all rooms.

## Bedroom One

3.53m x 3.15m (11'7" x 10'4")

UPVC double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring, ceiling light point.

## En-Suite

UPVC double glazed window to front aspect, tiled shower cubicle, vanity wash hand basin, low level W.C., part tiled walls, chrome heated towel rail, extractor fan, laminate flooring, ceiling mounted spot lights.

## Bedroom Two

2.59m x 2.31m (8'6" x 7'7")

UPVC double glazed window to rear aspect, radiator, ceiling light point.

## Bedroom Three

1.85m x 2.90m (6'1" x 9'6")

UPVC double glazed window to rear aspect, radiator, ceiling light point.

## Bathroom

UPVC double glazed window to side aspect, panelled bath with shower over, pedestal wash hand basin, low level W.C., shaver light point, extractor fan, part tiled walls, laminate flooring, ceiling light point.

## Front Of Property

Gravelled driveway, shrub beds, pathway to front entrance.

## Rear Of Property

Laid to lawn and decked areas, various trees and shrubs, outside water tap, shed, enclosed by timber panel fencing and brick walling.

## Directions

From The Property Centre turn right onto Tolladine Road. Go through the traffic lights onto Middle Hollow Drive. At the roundabout turn right onto Wood Green Drive. Continue over the first roundabout. At the second roundabout turn left onto Dugdale Drive. Take the first turning left into Topham Avenue. Follow to the end and turn right. Then take the first right into Neason Close.

## Tenure - Freehold

## Date Particulars Created 17.03.21

## Agents Note

Should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

## Property Price:

£270,000

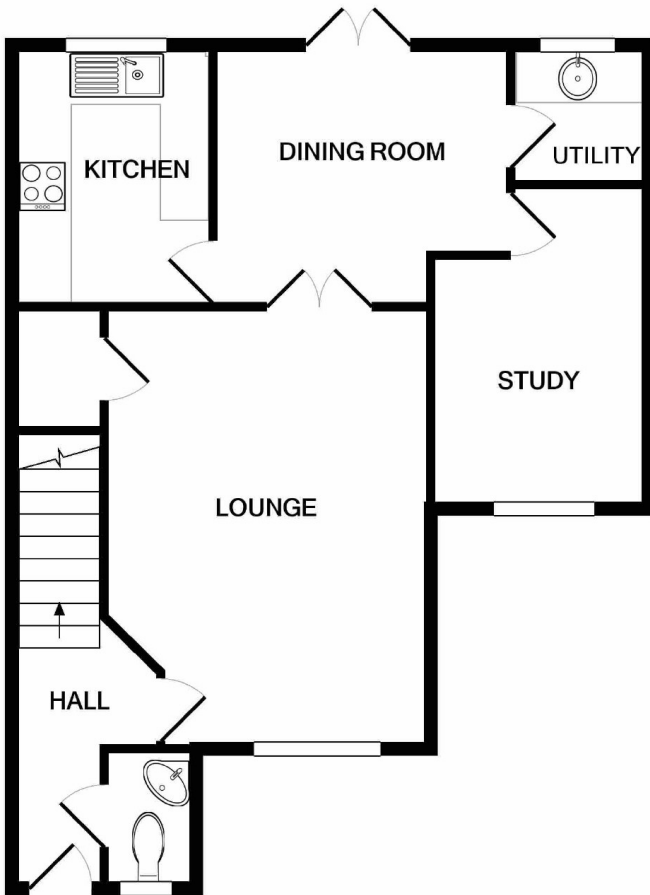




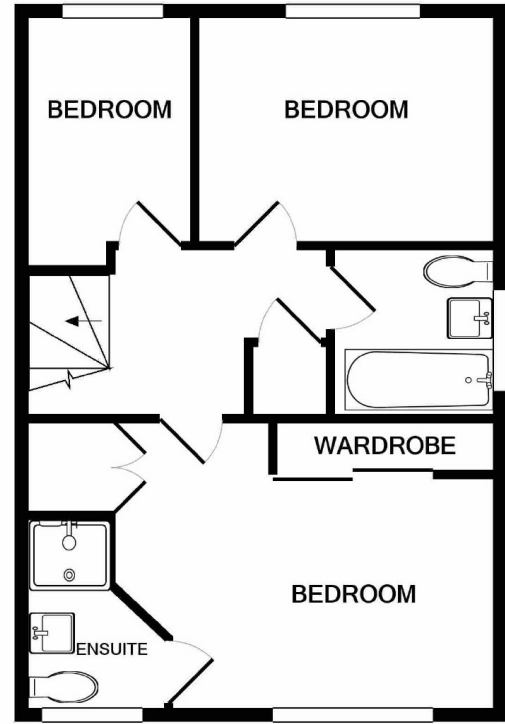
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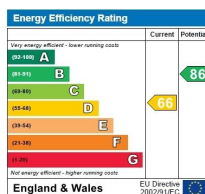


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222

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