



**Athelstan Road**  
WORCESTER

**Offers Over**  
**£325,000**





# 3 Bedroom Semi Detached House

## Features.

- SEMI DETACHED FAMILY HOUSE
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINING AREA
- THREE BEDROOMS AND BATHROOM
- REAR GARDEN AND OFF ROAD PARKING
- POPULAR BATTENHALL LOCATION

## Description.

**Summary:** A traditional three bedroom semi detached property which is currently undergoing refurbishment. Located in the popular area of Battenhall and benefits from Howdens Kitchen, double glazing and gas central heating. This property is being offered with no onward chain.

**Description:** The property in brief comprises; entrance hall, lounge with bay window, kitchen/dining area with breakfast bar and doors leading out into the garden. To the first floor are three bedrooms, master having feature bay and family bathroom with separate bath and shower. There is also a rear garden and off-road parking. The property has been renovated and is being offered with no onward chain.

**Outside:** Accessed via the kitchen doors. The rear garden is enclosed by a mixture of timber panel fencing and bushes. Its mainly laid to lawn with decking area. To the front is a driveway. There is also side access.

**Location:** This home is located in the highly sought-after area of Battenhall. There are numerous local amenities including Waitrose along with ease of access into the City. The M5 (Jct 7) Motorway is also nearby. There are also local primary and high schools



**Rooms:**

Hall

Lounge: 12' 11" x 12' 4" (3.95m x 3.76m) max

Kitchen/Diner: 20' 10" x 12' 11" (6.37m x 3.96m) max

Stairs To First Floor Landing

Master Bedroom: 12' 11" x 12' 9" (3.94m x 3.90m) max

Bedroom Two: 10' 9" x 12' 11" (3.30m x 3.95m)

Bedroom Three: 9' 6" x 9' 4" (2.92m x 2.87m) max

Bathroom: 6' 7" x 8' 4" (2.02m x 2.56m) max

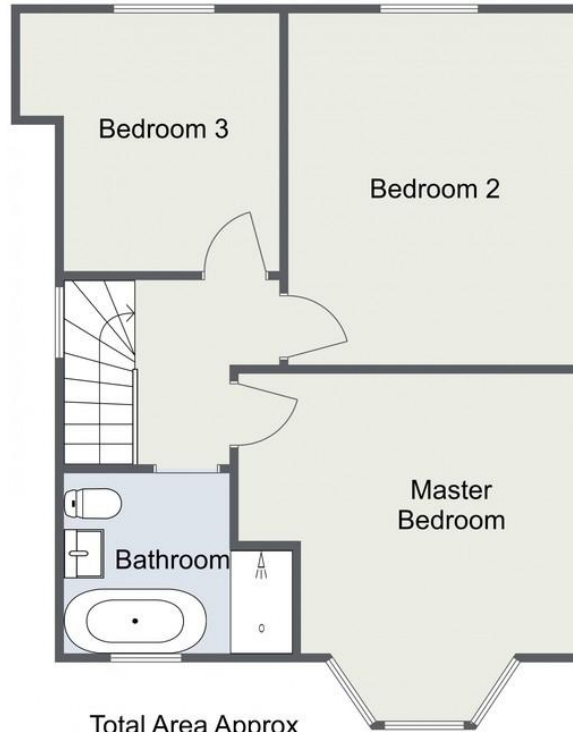


## Athlestan Road, Worcester

Ground Floor



First Floor



Total Area Approx  
86.8 sq m  
934.3 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

EPC: E

COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Worcester office on:

01905 958290

Alternatively, you can scan below to view all of the details of this property online.



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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