Beech Avenue North, Worcester.

A three bedroom detached bungalow, in need of some modernisation, situated within the popular location of North Worcester, with easy access back to Worcester City and all major transport links.

PRICE: £ 239,995  NO ONWARD CHAIN
All measurements are approximate. Accommodation in more detail comprises:

The property is approached via block paved driveway, leading to part obscure glazed UPVC door, providing access into:

ENTRANCE HALL: with radiator, two wall light points, access to loft space, built-in double storage cupboard, doors to Bedrooms 1, 2 and 3, Sitting Room, Bathroom, separate W.C. and Kitchen/Breakfast Room.

BEDROOM 3: 12’1” x 7’11” (3.68m x 2.41m), with UPVC double glazed window to front aspect, radiator, ceiling light point.

BEDROOM 2: 10’10” x 9’11” (3.30m x 3.02m), with UPVC double glazed window to front aspect, radiator, ceiling light point, two built-in double wardrobes.

BEDROOM 1: 16’11” x 9’4” maximum 8’9” minimum (5.16m x 2.84m maximum 2.67m minimum), with UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, radiator, two ceiling light points.

LOUNGE: 14’11” x 11’11” (4.55m x 3.63m), with two radiators, fireplace with gas fire inset, coving, ceiling light point, television aerial point and UPVC double glazed patio doors providing access to rear garden.

KITCHEN: 11’3” x 9’11” (3.43m x 3.02m), fitted with a matching range of base and wall mounted units with rolled top work surface over, incorporating one and a half bowl stainless steel single drainer sink unit, integrated oven with hob over, space for fridge, UPVC double glazed obscure window to side aspect, radiator, stripped lighting and door to:

DINING ROOM: 13’5” x 10’8” maximum 6’2” minimum (4.09m x 3.25m maximum 1.88m minimum), with UPVC double glazed windows to rear aspect, UPVC double glazed window to side aspect, UPVC double glazed door providing access to side aspect, television aerial point, ceiling light point, wall light point, radiator, telephone and door to:

CLOAKROOM: fitted with a white suite comprising low level W.C. and wash hand basin, ceiling light point, UPVC double glazed obscure window to side aspect.

BATHROOM: fitted with a white suite comprising pedestal wash hand basin and panelled bath with Triton shower over, tiled splash backs, UPVC double glazed obscure window to side aspect, radiator, ceiling light point.

SEPARATE W.C.: fitted with low flush W.C., UPVC double glazed window to side aspect, ceiling light point.

OUTSIDE:

To the front is a block paved driveway, providing off road parking for numerous vehicles, leading to a SINGLE GARAGE with up and over door, outside lighting and substantial mature borders and tree to the side of the driveway, providing further off road parking, if required. There is also gated side access to both sides of the property.

To the rear is a fully enclosed garden, mainly laid to lawn with mature shrub and trees borders, patio area, shed and an outside tap.
GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale FREEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**ROUTE TO THE PROPERTY:** From Worcester City centre proceed out along the Tything, staying in the right hand land by Gheluvelt Park and bearing onto the A38 Droitwich Road. Continue along for approximately half a mile and turn right into Beech Avenue. Continue along and bear left into Beech Avenue North, where number 10 can be found on the right hand side, as indicated by our For Sale board.
Offices throughout Worcestershire & Mayfair, London

Rear View

Energy Efficiency Rating

Environmental (CO2) Impact Rating

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Registered Office: Coningesby House, 24 St Andrews Street, Droitwich Spa, Worcestershire WR9 8DY

01905 612266    allan-morris.co.uk    worcester@allan-morris.co.uk