



Lansdowne Walk





# Lansdowne Walk

Worcester

Offers in Region of £325,000

This recently renovated detached home must be viewed, located with good access to the city centre, the house is offered for sale with no onward chain. The property comprises of entrance porch, reception room, kitchen diner, three bedrooms and bathroom. Outside there is a driveway providing parking and side access to the rear garden.

## We've Noticed

- **Detached home**
- **Three bedrooms**
- **Recently renovated**
- **Good access to the city centre**
- **No onward chain**





## Entrance

Through entrance door into porch through further door into reception room.

## Reception Room

With front aspect double glazed bay window, radiator and door into refitted kitchen/diner and under stairs cupboard.

## Refitted Kitchen/Diner

A newly fitted kitchen with wall and base units with work surfaces over, built-in fridge/freezer, built-in oven, gas hob and cooker hood over. stainless steel sink and drainer with mixer tap over. Space for under counter appliance, space for dining table and a rear aspect double glazed window and doors opening and overlooking to the rear garden.

## First Floor Landing

With side aspect window and doors into bedrooms one, two, three and refitted bathroom.

## Bedroom 1

With rear aspect double glazed window and radiator.

## Bedroom 2

With front aspect double glazed window and radiator.

## Bedroom 3

With front aspect double glazed window and radiator.

## Refitted Bathroom

With rear aspect double glazed window, WC, wash hand basin and P shaped bath with shower screen and electric shower.

## Outside

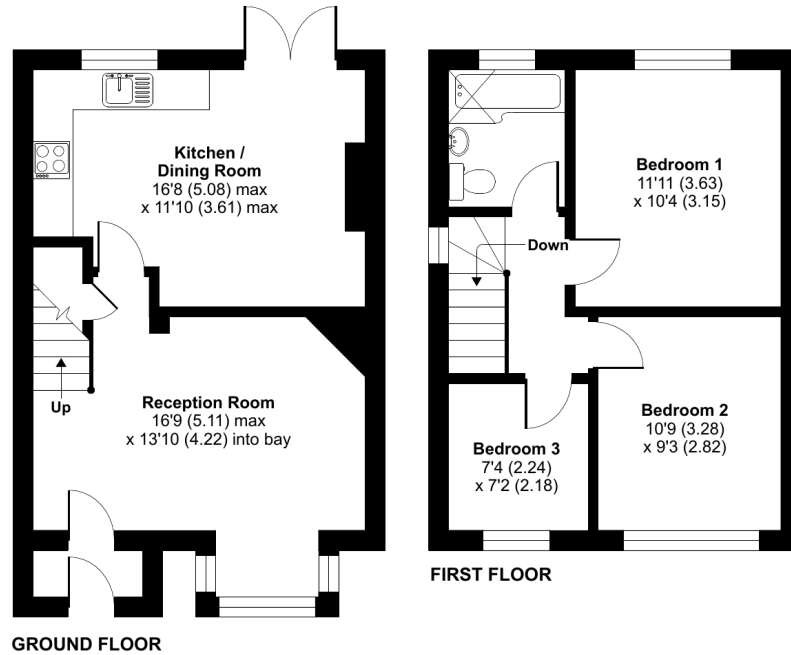
The front of the property is approached via a block paved driveway with lawned foregarden and side access to the rear garden. The rear garden is laid mostly to lawn with patio area and fenced boundaries to sides and rear.



# Lansdowne Walk, Worcester, WR3

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 1057623

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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