



Grange Avenue



Grange Avenue

Worcester

Offers in Region of £325,000

Located within the sought after residential location of Bevere, offering good access to the city centre, M5 motorway as well as popular local schools is this three bedroom semi-detached home. The house comprises of sitting room, dining room, kitchen, conservatory, WC, three bedrooms and bathroom. Outside is a driveway and good size rear garden. A viewing is highly advised!

We've Noticed

- **Semi detached home**
- **Three bedrooms**
- **Sought after location**
- **Good access to local amenities, city centre and motorway**
- **Driveway**



Entrance

Through front entrance door into hall with radiator, stairs to first floor and doors in living room and WC.

Living Room

With front aspect double glazed window, radiator, electric fire and opening into dining room.

Dining Room

With radiator, sliding doors into conservatory and doorway into kitchen.

Conservatory

With radiator, side and rear aspect double glazed windows and doors to the rear garden.

Kitchen

With matching wall and base units with work surfaces over, rear aspect double glazed window, under stairs cupboard and door leading outside. Built-in oven and hob with cooker hood over, built-in dishwasher, space and plumbing for washing machine as well as spaces for under counter fridge and freezer

WC

With wash hand basin and WC.

First Floor Landing

With side aspect double glazed window, doors into bedrooms, cupboard and bathroom.

Bedroom 1

With front aspect double window, radiator and built-in storage.

Bedroom 2

With rear aspect double window, radiator and built-in storage.

Bedroom 3

With rear aspect double window and radiator.

Bathroom

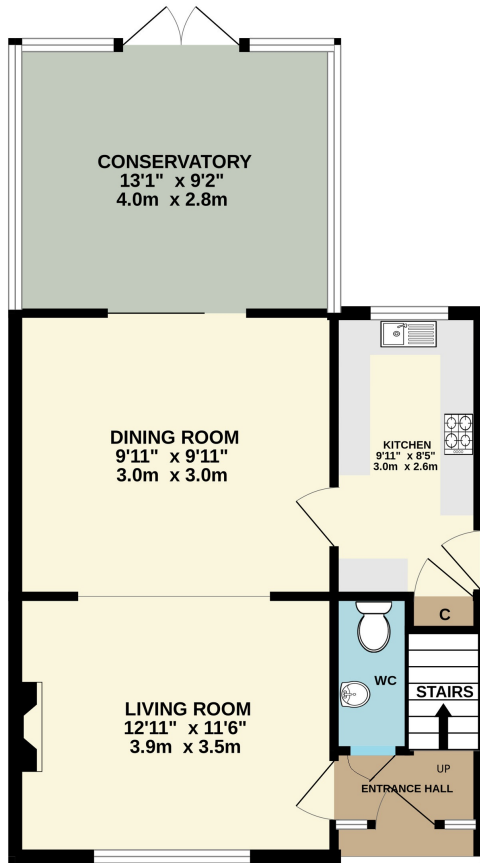
With front aspect double glazed window, WC, wash hand basin, heated towel rail. and bath with shower over.

Outside

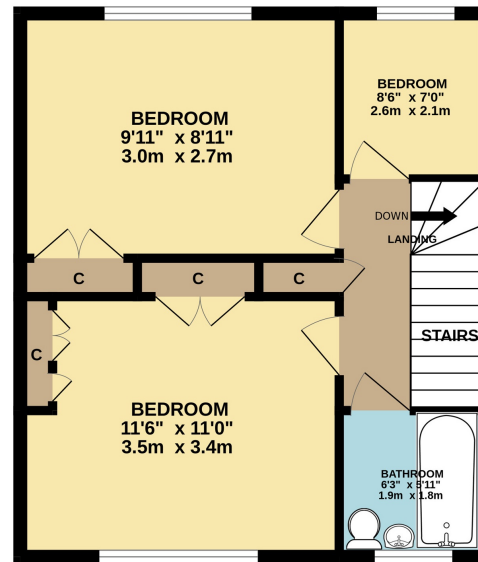
The front of the property is approached via a graveled driveway providing ample parking and side access to the rear garden. There is a good size rear garden laid to a mixture of lawn and patio areas, garden shed with fenced and hedged



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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