



Oak Tree Crescent



# Oak Tree Crescent

## Worcester

Offers in Region of £250,000

This well presented two bedroom semi-detached home offers great access to the city centre and comprises, entrance hall, kitchen, sitting room/diner, ground floor WC, two double bedrooms with ensuite to bedroom one as well as a separate bathroom. The property further benefits from a driveway offering parking for two cars and low maintenance rear garden. A viewing is highly advised!

### We've Noticed

- **Semi-detached home**
- **Two double bedrooms**
- **Good access to the city centre**
- **Driveway**
- **Estate Charge - £103.33 per annum**



**Entrance**

Through front entrance door into hallway with radiator, doors into sitting room and WC as well as opening into kitchen.

**Kitchen**

With front aspect double glazed window, matching wall and base units with work surfaces over, cupboard housing boiler, sink and drainer with mixer tap, built-in oven and hob with cooker hood over. Space for under counter appliances as well as upright fridge freezer.

**Sitting/Dining Room**

With rear aspect double glazed doors and windows opening to the rear garden, radiator and under stairs storage cupboard.

**WC**

With WC, radiator, wash hand basin and side aspect double glazed window

**First Floor Landing**

With doors into bedrooms one, two and bathroom.

**Bedroom 1**

With rear aspect double glazed window, radiator and door into ensuite shower room.

**Ensuite Shower Room**

With WC, wash hand basin. heated towel rail and electric shower.

**Bedroom 2**

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

**Bathroom**

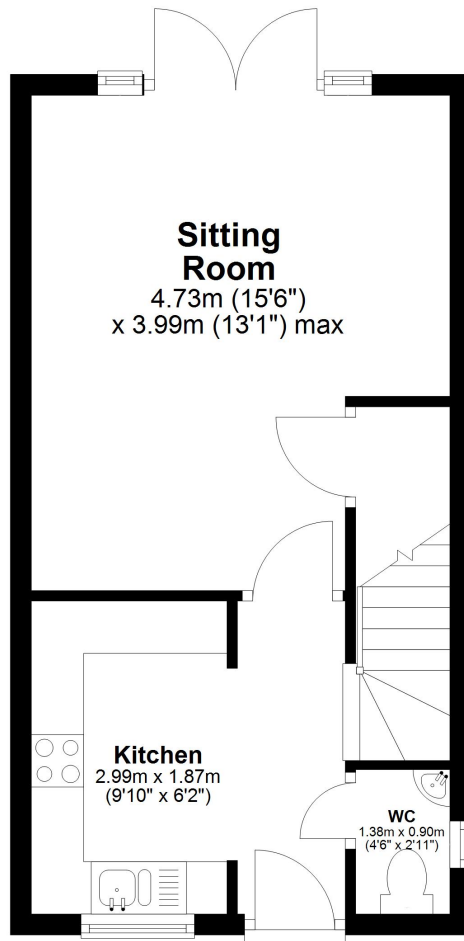
With WC, wash hand basin, heated towel rail and bath with shower attachment.

**Outside**

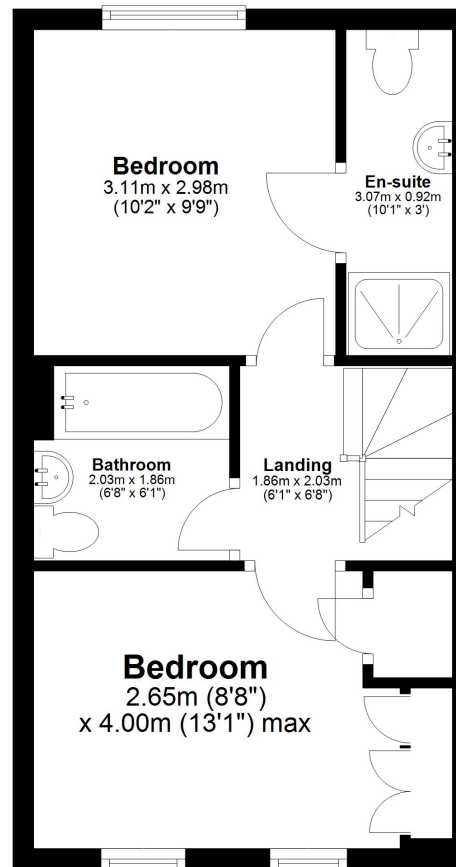
The front of the property is approached via a pathway to entrance door with tandem driveway to the side of the property as well as side gate accessing the rear garden. The rear garden is laid to a mixture of lawn and patio area with garden shed and fenced boundaries.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

