



Laugherne Road





# Laugherne Road

Worcester

Offers in Region of £260,000

This traditional three bedroom semi-detached home benefits from being newly carpeted and decorated and comprises of entrance porch, sitting room, kitchen/diner, conservatory. To the first floor are three bedrooms and a family bathroom. Situated within the residential area of St John's, this home boasts close proximity to nearby amenities as well as being within walking distance to schools as well as city centre, rail links, and easy access to the M5. The home is offered for sale with no onward chain.

## We've Noticed

- **Traditional three bedroom semi-detached home**
- **Situated near to local amenities**
- **Good access to city centre**
- **Driveway, garage, good size rear garden**
- **Sitting room, dining room, kitchen and conservatory**
- **Gas central heating and double glazing**
- **No onward chain**





## Entrance

Through front entrance door into porch with lighting and further door into sitting room.

## Sitting Room

With feature brick fireplace with electric fire, front aspect double glazed bay window, side aspect port hole style window into garage. bi-fold doors and separate door opening into kitchen/diner.

## Kitchen/Diner

With matching wall and base units with work surfaces over as well as breakfast bar leading to dining area. Kitchen with stainless steel sink and drainer with mixer tap over, rear aspect double glazed window, space and plumbing for washing machine as well as further spaces for oven and under counter appliance, door to under stairs storage cupboard housing consumer unit and electric meter.

## Conservatroy

With side and rear aspect windows and doors leading to the rear garden.

## First Floor Landing

With doors into bedrooms one, two, three and bathroom.

## Bedroom 1

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

## Bedroom 2

With rear aspect double glazed window and radiator.

## Bedroom 3

With front aspect double glazed window, radiator and loft access.

## Bathroom

With rear aspect double glazed window, WC, wash hand basin, bath with shower screen and shower over, extractor fan and airing cupboard housing Baxi combination boiler.

## Outside

The front of the property is approached via a block paved driveway leading to garage with up and over door, a paved foregarden with hedges leading to the entrance door. To the rear is a good size garden laid mostly to lawn with patio area, up and over door to the rear of the garage, garden shed, summer house and fenced boundaries to sides and rear.



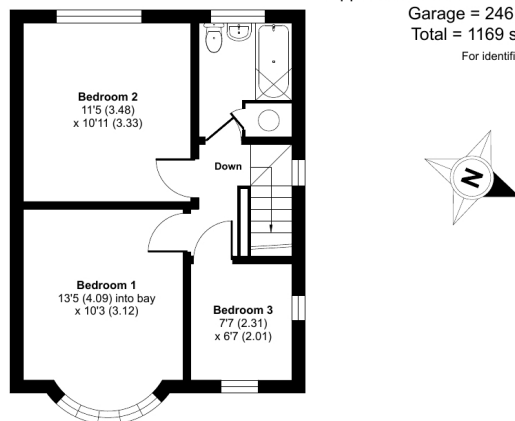
## Laugherne Road, Worcester, WR2

Approximate Area = 923 sq ft / 85.7 sq m

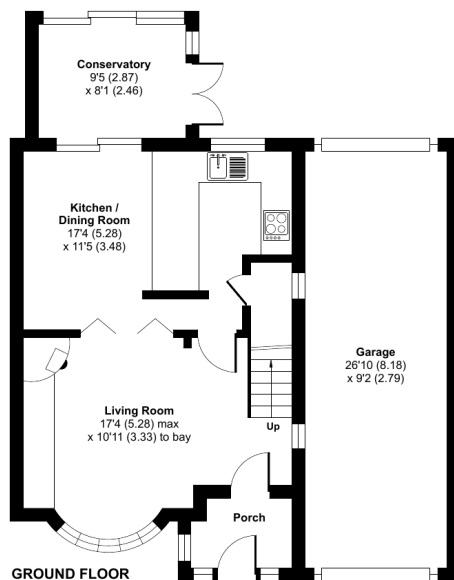
Garage = 246 sq ft / 22.8 sq m

Total = 1169 sq ft / 108.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hills Estate Agents. REF: 1112499

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