



Ogilvy Square



# Ogilvy Square

Worcester

£450,000

Set within the sought after area of Northwick in a cul-de-sac location is this four bedroom detached family home. The property boasts a front reception room, a large living room, kitchen, ground floor WC, garage, four bedrooms and a family bathroom. The house is situated nearby local amenities as well as offering good access to the City Centre as well as M5 Motorway. A viewing is highly advised to appreciate the accommodation and the potential the property has to offer. The property is offered for sale with no onward chain.

## We've Noticed

- **Detached family home**
- **Four bedrooms**
- **Sought after area**
- **Driveway, garage and a good size garden**
- **No onward chain**



**Entrance**

Through double glazed front entrance door into hallway with doors into front and rear reception rooms, kitchen, WC and stairs to first floor.

**Front Reception Room**

With front aspect double glazed window and door into living room.

**Living Room**

With front and side aspect double glazed windows and doors opening out to the garden.

**Kitchen**

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, serving hatch to living room, space and plumbing for washing machine, cooker and further space for under counter appliances and upright fridge/freezer. Rear aspect double glazed window, under stairs cupboard housing boiler and door to the rear garden.

**WC**

With WC, wash hand basin, and front aspect double glazed window.

**First Floor Landing**

With large side aspect double glazed window and landing with doors into bedrooms, bathroom and airing cupboard housing hot water cylinder.

**Bedroom**

With front aspect double glazed window.

**Bedroom**

With front aspect double glazed window.

**Bedroom**

With rear aspect double glazed window.

**Bedroom**

With rear aspect double glazed window.

**Bathroom**

With rear aspect double glazed window, WC, wash hand basin, bath with shower screen and electric shower over, extractor fan and heated towel rail.

**Outside**

The front of the property is approached via a driveway leading to entrance door, garage and gated side access. There is also a good size side and rear garden laid to a mixture of gravel, lawn and patio areas with fenced boundaries to sides and rear. Door into side of garage.

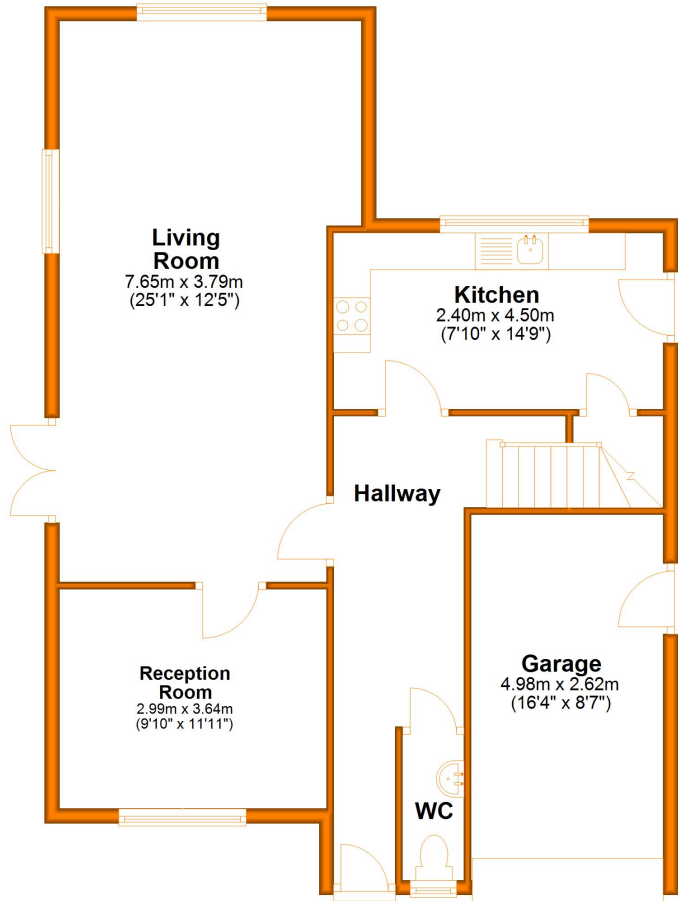
**Garage**

With lighting, power, up and over door, gas and electric meters as well as consumer unit.

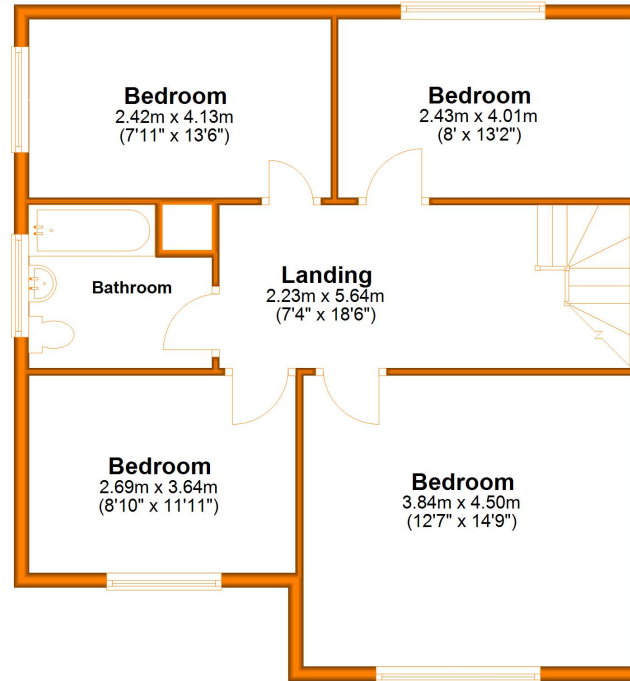


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	83
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive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

### Ground Floor



### First Floor



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