



Harrington Road





# Harrington Road

Worcester

Offers in Region of £260,000

This three bedroom semi-detached family home offers good access to the M5 motorway as well as city centre and comprises entrance hall, sitting room, dining room, kitchen, conservatory and WC. To the first floor are three bedrooms and a family bathroom. The house further benefits from a driveway and enclosed rear garden. The property is offered for sale with no onward chain.

## We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Sitting room. Dining room, Kitchen, Conservatory**
- **Downstairs WC**
- **No onward chain**





**Entrance**

Through front entrance door into hallway with radiator, side aspect double glazed window, cupboard housing Worcester Bosch boiler, under stairs cupboard housing consumer unit, gas and electric meters. Doors into sitting room, dining room, WC and sliding door into kitchen.

**Sitting Room**

With front aspect double glazed bay window and radiator.

**Dining Room**

With rear aspect sliding doors into conservatory, electric fireplace and radiator.

**Conservatory**

With side and rear aspect double glazed windows and doors opening to rear garden.

**Kitchen**

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for oven with cooker hood over, radiator, breakfast bar, space and plumbing for washing machine, front and rear aspect double glazed window and rear door to garden.

**WC**

With WC, wash hand basin and double glazed window.

**First Floor Landing**

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

**Bedroom 1**

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

**Bedroom 2**

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

**Bedroom 3**

With front and side corner aspect double glazed window and radiator.

**Bathroom**

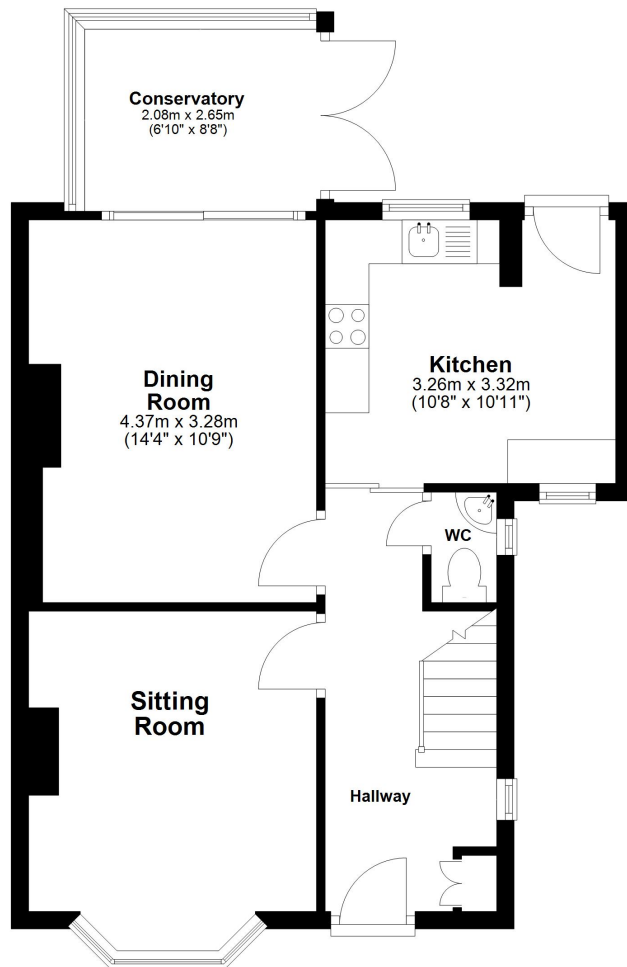
With rear aspect double glazed window, WC, wash hand basin, bath with shower over and heated towel rail.

**Outside**

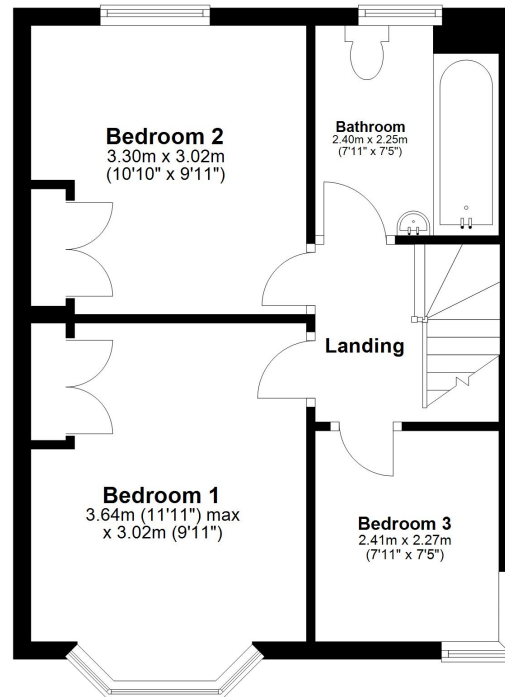
The front of the property is approached via a block paved driveway with side gate accessing the rear garden. The garden is laid to a mixture of lawn and block paving with brick built shed, fenced and hedged boundaries to sides and rear.



## Ground Floor



## First Floor



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	85		
(81-91)				
(69-80)				
(55-68)				
(39-54)				
(21-38)	F	66		
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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