



Aconbury Close



# Aconbury Close

Worcester

Offers Over £265,000

Located near Worcestershire Royal Hospital as well as providing great access to the city centre and M5 motorway. This semi-detached home comprises sitting room, kitchen, three bedrooms and bathroom. Outside is a driveway leading to garage with up and over door and wrap-around garden. Viewing advised!

## We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Driveway and garage**
- **Located near Worcestershire Royal Hospital**
- **Good access to city centre & M5 motorway**



## Entrance

Through entrance door into hallway with stairs to first floor, doors into living room and kitchen.

## Living Room

With dual aspect double glazed window, radiator and electric fireplace.

## Kitchen

With matching wall and base units with work surfaces over, sink and drainer, space for cooker as well as further spaces for washing machine and dishwasher as well as upright fridge/freezer, rear aspect double glazed window and doors to outside and storage cupboard.

## First Floor Landing

With doors into bedrooms and bathroom.

## Bedroom 1

With double glazed window, radiator and built-in storage.

## Bedroom 2

With double glazed window and radiator.

## Bedroom 3

With double glazed windows and radiator.

## Bathroom

With double glazed window, WC, wash hand basin, bath with electric shower and shower curtain.

## Garage

With up and over door, side door and window.

## Outside

The property is approached via a pathway to entrance door. The garden is laid to a mixture of patio and lawned areas with hedged and fenced boundaries.



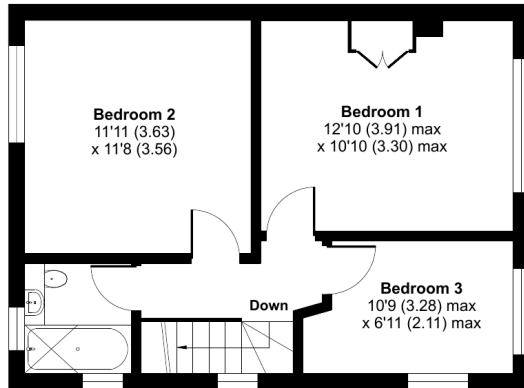
# Aconbury Close, Worcester, WR5

Approximate Area = 905 sq ft / 84 sq m (excludes store)

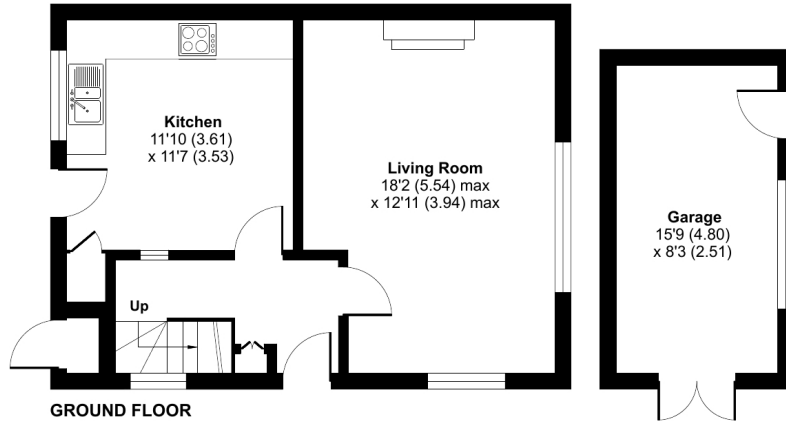
Garage = 132 sq ft / 12.2 sq m

Total = 1037 sq ft / 96.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hills Estate Agents. REF: 1153349

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