



Christine Avenue



Christine Avenue

Worcester

£325,000

Positioned within the sought popular village of Rushwick is this well presented three bedroom family home. The property comprises entrance hall, open plan sitting/dining room, kitchen, utility and WC. To the first floor are three bedrooms and a family bathroom. The property while being in a village location still offers good access to the city centre as well as M5 motorway. A viewing is highly advised.

We've Noticed

- Popular village location
- Three bedrooms
- Cul-De-Sac
- Driveway & garage
- Sitting room, dining room, kitchen and utility



Entrance

Through front entrance door into porch, door into hallway, stairs to first floor, radiator and doors into sitting room/dining room, kitchen and WC.

Sitting Room/Dining Room

A large open plan room with sitting and dining space and double door opening into the kitchen.

Sitting area with front aspect double glazed bay window, radiator and open fire. Dining space with space for dining table, radiator and parquet flooring.

Kitchen

With matching wall and base units with wooden work surfaces, island unit, sink and drainer with mixer tap over, rear aspect double glazed window, built-in oven, grill and hob with cooker hood over, integrated dishwasher as well as wine fridge, further space for American style fridge/freezer. The kitchen leads to the utility also with door to rear garden.

Utility

With work surfaces, sink and drainer, space and plumbing for washing machine and tumble dryer.

First Floor Landing

With side aspect double glazed bay window and doors into bedrooms and bathroom.

Bedroom 1

A generous first bedroom with front aspect double glazed bay window and radiator.

Bedroom 2

With rear aspect double glazed window, radiator, built-in wardrobes and airing cupboard housing combination boiler.

Bedroom 3

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

Family Bathroom

With rear aspect double glazed window, walk-in shower, bath, wash hand basin, WC. The bathroom benefits from underfloor heating.

Outside

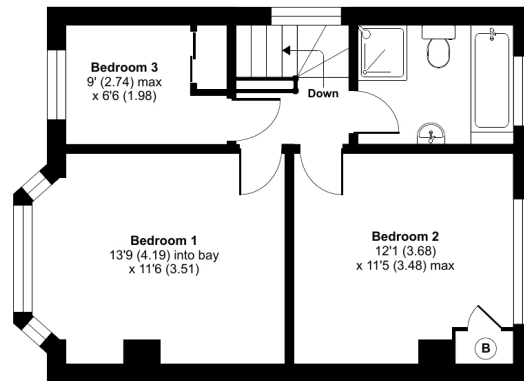
The property is approached via a driveway providing ample parking leading to car port and entrance door. There is a pleasant rear garden laid to a mixture of lawn and patio areas, shed and further storage, fence boundaries to sides and rear.



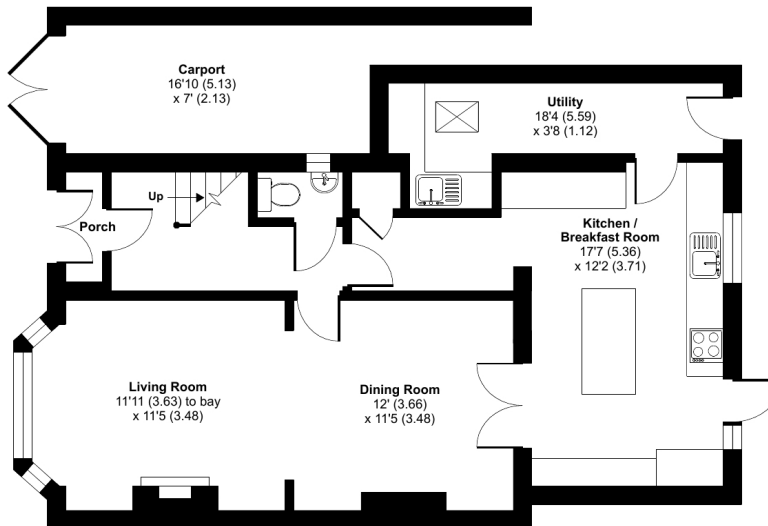
Christine Avenue, Rushwick, Worcester, WR2

Approximate Area = 1222 sq ft / 113.2 sq m (excludes carport)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hills Estate Agents. REF: 1235942



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

84

66

EU Directive 2002/91/EC

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