



Winchester Avenue





# Winchester Avenue

Worcester

£285,000

Positioned within a the popular residential location of St John's is this three bedroom semi-detached home. The property comprises hallway, sitting room, dining room, kitchen, three bedrooms and family bathroom. The house further benefits from a driveway with potential to create more parking, garage and a good size rear garden. The property is offered for sale worth no onward chain .

## We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Popular residential location**
- **Driveway, garage and a good size garden**
- **No onward chain**





**Entrance**

Through front entrance door into porch, door into hallway with stairs to first floor, side aspect double glazed window, radiator and doors into reception rooms.

**Front Reception Room**

With front aspect double glazed bay window and radiator.

**Rear Reception Room**

With rear aspect double glazed window, radiator, built-in storage cupboards, door into kitchen and further door into understairs storage cupboard with side aspect double glazed window, housing consumer unit and electric meter.

**Kitchen**

With matching wall and base units with work surfaces over, stainless steel sink with mixer over, side and rear aspect double glazed window and door to rear garden, built-in oven and hob, space and plumbing for washing machine and wall mounted Worcester Bosch boiler.

**First Floor Landing**

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

**Bedroom 1**

With front aspect double glazed bay window and radiator.

**Bedroom 2**

With rear aspect double glazed window and radiator.

**Bedroom 3**

With front aspect double glazed window and radiator.

**Bathroom**

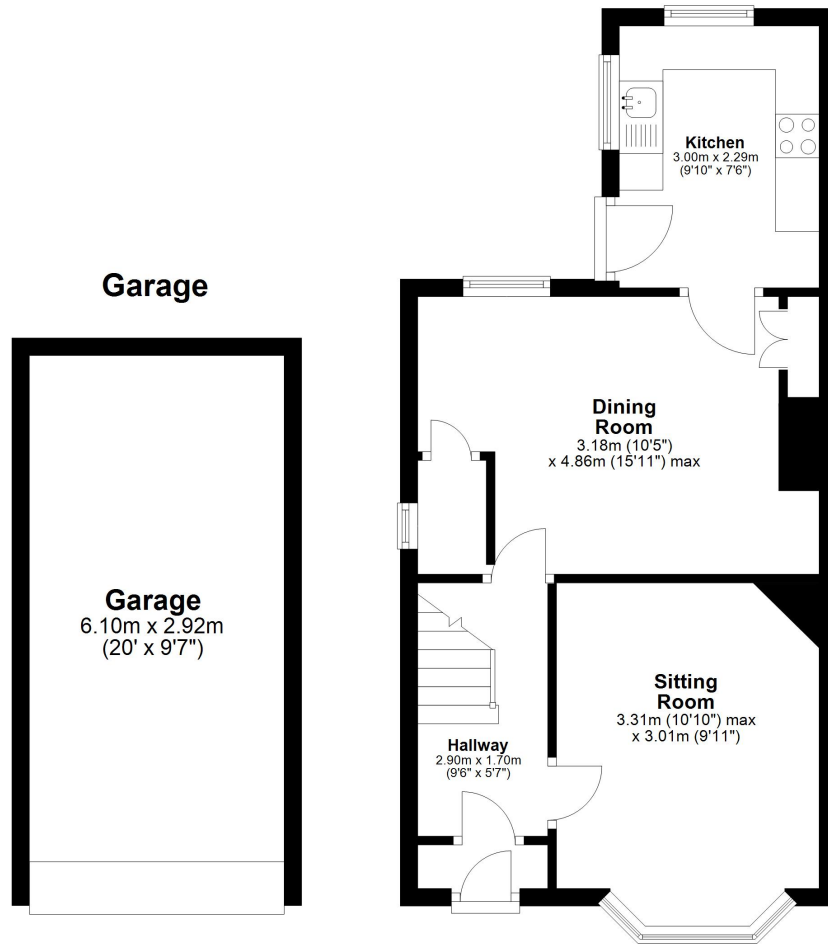
With WC, wash hand basin, shower cubicle, radiator and rear aspect double glazed window.

**Outside**

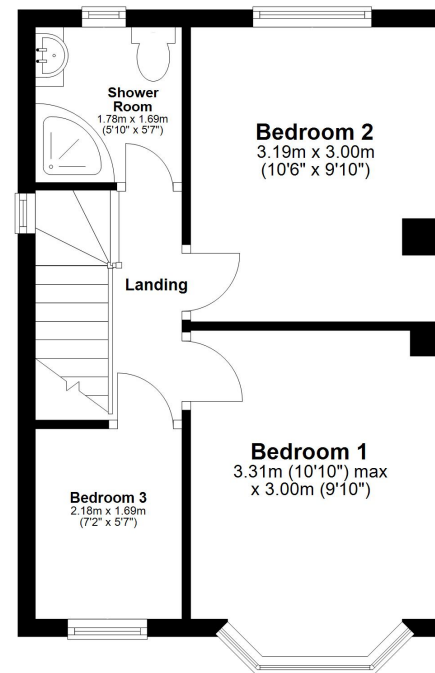
The front of the property is approached via a block paved driveway and lawned foregarden leading to entrance door with side gates accessing rear garden. To the rear is a good size garden laid to a mixture of lawn, patio and block paving with garage, garden shed, greenhouse with fenced boundaries to sides and rear.



## Ground Floor



## First Floor



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		
		73
	59	

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