



Drake Avenue



# Drake Avenue Worcester

£190,000

A well proportioned semi-detached home which would benefit from some cosmetic attention improvements. The property comprises of hallway, good size sitting room and kitchen, three bedrooms and a bathroom as well as separate WC. Outside is a driveway to the front and rear garden. A viewing is advised and the property is offered for sale with no onward chain.

## We've Noticed

- **Semi-detached house**
- **Three bedrooms**
- **Driveway**
- **Good size rear garden**
- **No onward chain**



## Entrance

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

## Sitting Room

A dual aspect room with front and rear aspect double glazed windows, radiator and door into kitchen.

## Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer, cooker point, space and plumbing for washing machine, wall mounted combination boiler, rear aspect double glazed window and pantry cupboard as well as double glazed side door leading to outside.

## First Floor Landing

With side aspect double glazed window, doors into bedrooms one, two, three and bathroom.

## Bedroom 1

With loft access front aspect double glazed 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 panel bath, pedestal wash hand basin and a rear aspect double glazed window.

## WC

With WC and side aspect window.

## Outside

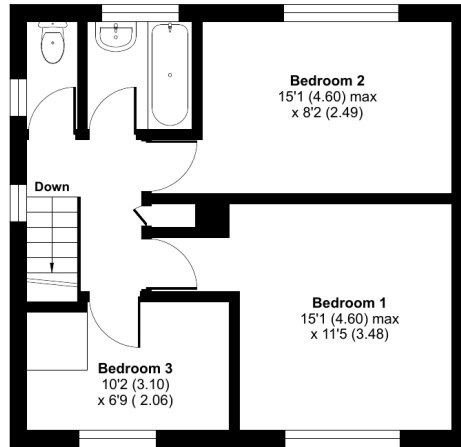
The property is approached via block paved driveway and access to the rear garden. The rear garden is of a good size laid mostly to lawn with herbaceous borders and brick shed.



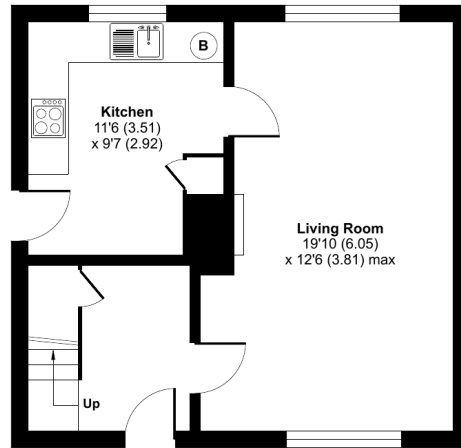
# Drake Avenue, Worcester, WR2

Approximate Area = 848 sq ft / 78.7 sq m  
 Outbuildings = 50 sq ft / 4.6 sq m  
 Total = 898 sq ft / 83.3 sq m

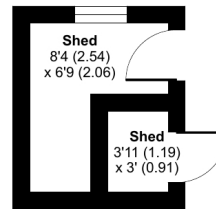
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



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: 1089233

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	<b>74</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

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