



St Annes Road





# St Annes Road

Worcester

Offers in Region of £300,000

Located within a sought after location providing good access to the city centre is this two bedroom detached bungalow comprising; entrance hall, kitchen, sitting room, shower room, two double bedrooms and a garage. The property also benefits from a pleasant rear garden as well as driveway. The property is offered for sale with no onward chain.

## We've Noticed

- **Detached bungalow**
- **Two bedrooms**
- **Driveway and garage**
- **Sought after area**
- **No onward chain**





### **Entrance**

Through front entrance door into hall with radiator, doors into sitting room, kitchen as well as sliding doors accessing storage cupboard.

### **Kitchen**

With matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven and hob with cooker hood over, space and plumbing for washing machine as well as further space for appliances. Wall mounted Worcester Bosch boiler. Side aspect double glazed window and door.

### **Sitting Room**

With front aspect double glazed window, radiator, coal effect gas fire burner and door into inner hall.

### **Inner Hall**

With doors into shower room, bedrooms one and two as well as storage cupboard.

### **Bedroom 1**

With radiator and a rear aspect double glazed window and door to the rear garden.

### **Bedroom 2**

With radiator and a rear aspect double glazed window.

### **Shower Room**

With side aspect double glazed window, WC, wash hand basin and shower cubicle with electric shower over.

### **Garage**

With up and over door with lighting, large eaves space, door accessing the rear garden and an outside tap.

### **Outside**

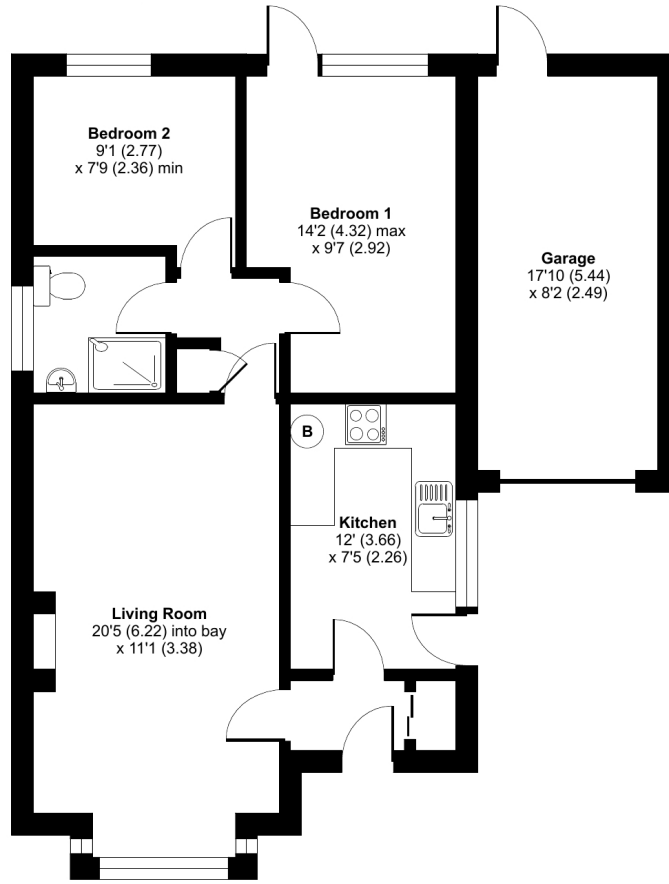
The front of the property is approached via a large gravelled area as well as tandem parking for two vehicles in front of the garage with a side gate accessing the rear garden. The rear garden is laid mostly to grass with patio area and pathway leading to greenhouse and garden shed with fenced and hedged boundaries to side and rear.



# St. Annes Road, Worcester, WR3

Approximate Area = 775 sq ft / 72 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 1036510

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(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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