



14 Old Northwick Lane,
Northwick, Worcester WR3 7LY

An immaculately presented & well cared for bungalow set within Northwick. The home is offered for sale with no onward chain.

This three bed property is walking distance of a nearby bus stop & convenient for the town centre. It comprises; storm porch into the entrance hall. From the hallway is a cloaks cupboard & access to both the kitchen & the living room. The kitchen has a range of base & wall units, sink & drainer, space for oven & hob, breakfast bar, useful pantry cupboard & a door to the side garden. The living room has a feature fireplace with an 'Adam' style surround & a doorway into the inner hallway. From the hall is the bedroom, shower room & dining room, where the stairs rise to the first floor landing & the patio doors lead out to the rear garden. The shower room has a cubicle, wash basin & W.C. The ground floor bedroom over-looks the garden.

To the first floor, the landing leads in to a further two bedrooms. The principle bedroom has a garden outlook & an en-suite bathroom including a bath, W.C, wash basin & has a skylight window.

Externally there is a block-paved driveway for parking & a low maintenance rear garden, which is fenced & enclosed & offers gated side access.

The property is walking distance of 'The Slip' & the Northwick Manor Heritage Trail, local allotments, Northwick Manor Primary School. Two 'Co-op's' are nearby & a wider range of amenities can be found in Worcester city to include, restaurants, pubs, bars, cafes, superstores, retail parks & leisure facilities. There are two train stations, Foregate Street & Shrub Hill that offer wider links & direct stops at London stations.

FREEHOLD

Council Tax Band C - Worcester Council





Agents Note

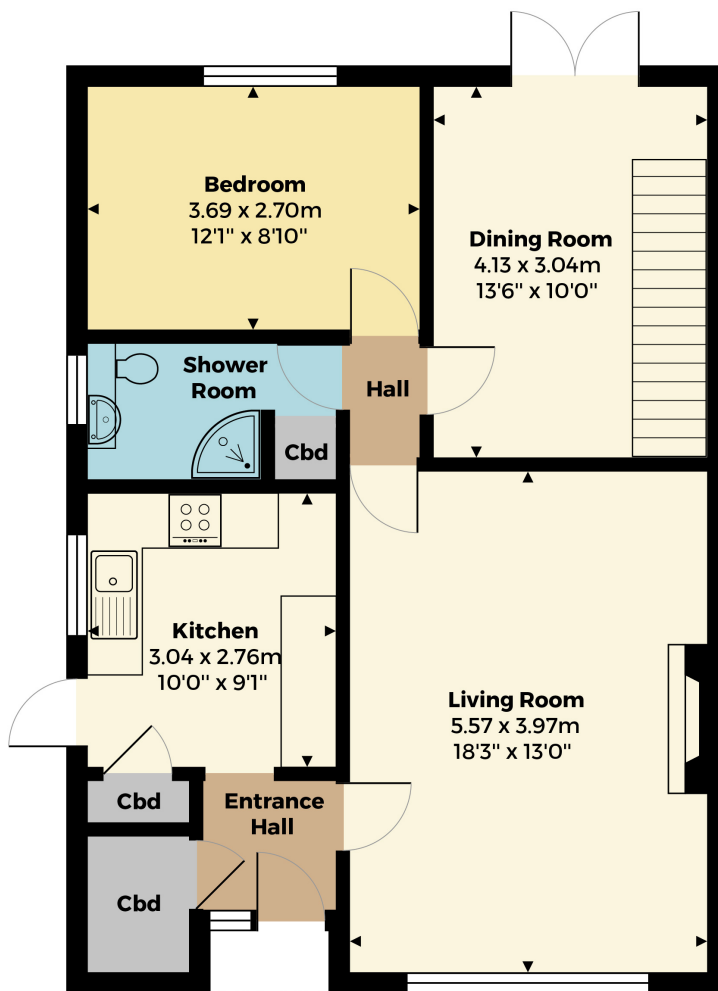
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

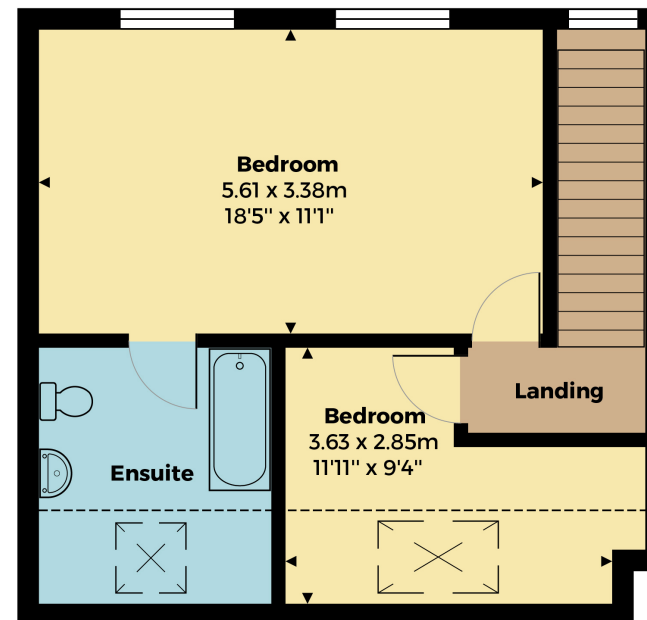
General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



Ground Floor

All measurements are approximate and for display purposes only



First Floor

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