



Grange Avenue



# Grange Avenue

Worcester

Offers in Region of £290,000

Located within the sought after residential location of Bevere, offering good access to the city centre, M5 motorway as well as popular local schools is this three bedroom semi-detached home. The house comprises of sitting room, dining room, kitchen, three bedrooms and bathroom. Outside is a driveway, garage and good size rear garden. A viewing is highly advised!

## We've Noticed

- **Semi detached home**
- **Three bedrooms**
- **Sought after location**
- **Good access to local amenities, city centre and motorway**
- **Driveway and garage**



### **Entrance**

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

### **Sitting Room**

With radiator, flueless gas fire, side aspect double glazed window and double glazed sliding doors opening to the rear garden.

### **Kitchen**

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and recess for fridge/freezer. built-in oven with four ring gas hob and cooker hood over. Wall mounted boiler and dual aspect double glazed windows.

### **Dining Room**

With front aspect double glazed window, radiator and understairs storage cupboard.

### **First Floor Landing**

With doors into bedrooms one, two, three and bathroom.

### **Bedroom 1**

With rear aspect double glazed windows, built-in wardrobes and radiator.

### **Bedroom 2**

With front aspect double glazed window and radiator.

### **Bedroom 3**

With front aspect double glazed window and radiator.

### **Bathroom**

With side aspect double glazed window, WC, wash hand basin and shower.

### **Outside**

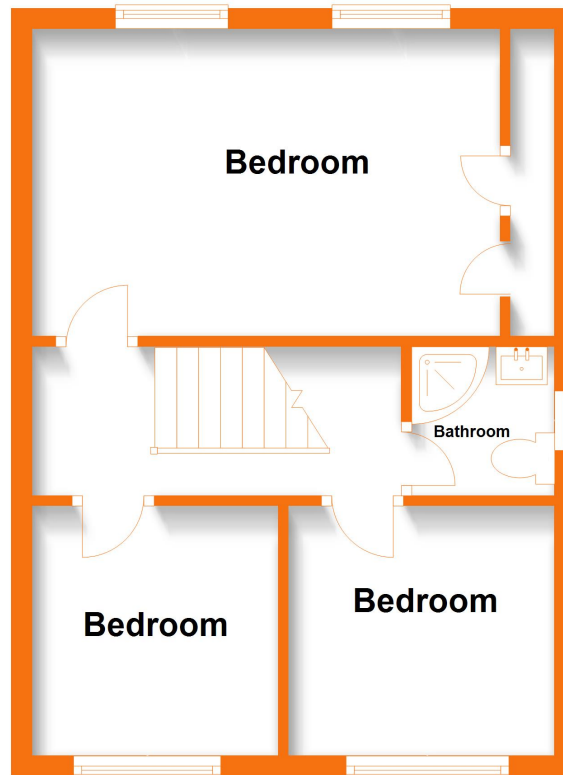
With lawned fore garden, drive leading to side entrance door and access to garage with up and over door and garden. Rear garden laid to patio, lawn and gravel with garage and fence boundaries to sides and rear.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

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