



Hillcrest Rise



Hillcrest Rise

Worcester

Guide Price £285,000

This spacious three-bedroom semi-detached property is located within a Cul-de-sac in the highly desirable Bevere/Northwick area of Worcester. The property is well balanced offering with great sized rooms through, while it requires a full internal renovation, it holds the potential to become a truly special family home. The property features a large front garden with a driveway that accommodates one car, with the possibility of creating additional parking. The private rear garden offers a mix of patio and lawn areas, perfect for outdoor activities and relaxation. This property presents an excellent opportunity for a project to create a personalized family home.



The Owners Love



Porch & Entrance Hall

Step through the front door into a spacious porch area, which leads through an internal door into the entrance hall. From here, you have access to the stairs leading to the first floor, as well as the kitchen, living room, and dining room.

Living & Dining Room

The living and dining room is an open and spacious area that extends the full length of the property, from front to rear. It features a large window at the front, allowing plenty of natural light to flood in. At the rear, a large wall window and door provide a view of and access to the garden, further enhancing the light and airy feel of the space. The room also includes a gas fire, adding a cozy touch. This versatile area is perfect for both relaxing and entertaining.

Kitchen

The kitchen, while in need of modernisation, is a spacious room with plenty of potential. It currently includes connections for gas cookers and plumbing for a washing machine. Positioned at the rear of the property, it features a large window that overlooks the delightful garden, allowing natural light to fill the space. Additionally, there is access through a side door to a lean-to, which leads to the garage, potting shed, and rear garden.

Main Bedroom

At the front of the house, you'll find the main bedroom. This large, open, and light-filled room offers ample space for a king-size bed and freestanding furniture. A large window at the front provides great views of the surroundings and allows plenty of natural light to flood the room.

Bedroom Two

Overlooking the rear garden, bedroom number two is a generously sized double room with ample space for a king-size bed and additional furniture. The room offers versatility in terms of layout and features a large window that allows plenty of natural light.

Bedroom Three

The third bedroom is a generously sized room, featuring built-in wardrobe space. It can easily accommodate a single bed or even a small double bed, along with additional furniture. This versatile room could also serve as a fantastic home office. A large window at the front allows plenty of natural light to flood in and offers great views of the surroundings.

Bathroom

The bathroom is currently divided into a separate WC and a bathroom with a sink and bath. Both areas have windows that allow plenty of natural light to flood in. There is potential to combine these spaces into one larger bathroom, which would likely be a popular choice. While the bathroom does require modernisation, it offers the buyer an excellent opportunity to personalise the space to their taste.

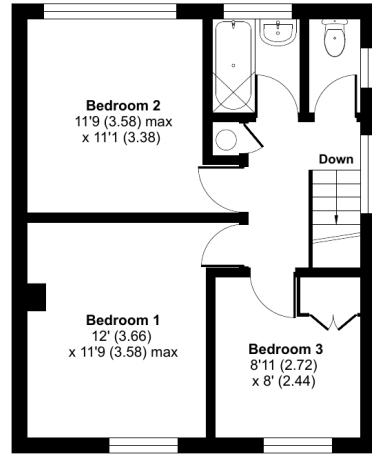
Garage & Outside Space

The property features a charming front garden with a driveway that accommodates one car. At the rear, you'll find an open yet private enclosed garden with convenient side access. Additionally, there is a standard single garage connected to the property, which can be accessed independently from both the front and rear. The garage is equipped with power, offering added functionality.

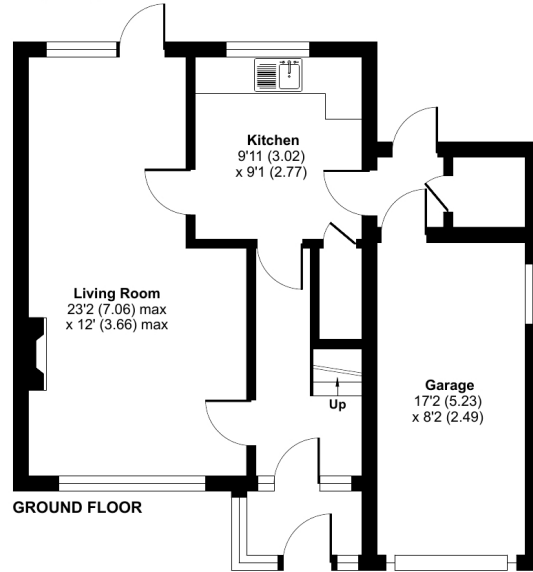


Hillcrest Rise, Worcester, WR3

Approximate Area = 906 sq ft / 84.1 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1046 sq ft / 97.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1162441

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
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

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