



Alder Close



Alder Close Worcester

Offers in Region of £280,000

Located with good links to the city centre and nearby local amenities is this two bedroom detached bungalow. The bungalow comprises of an entrance hall, sitting room, kitchen/diner, two double bedrooms and a refitted bathroom. The houses also benefits from a double length carport currently used as a utility area. There is also a separate garage as well as summer house in the rear garden which also boasts views of the city and further countryside towards Abberley.

We've Noticed

- **Detached bungalow**
- **Two double bedrooms**
- **Double length carport**
- **Views of Worcester and over to Abberley**



Entrance

Through double glazed entrance door into hallway with tiled flooring and door into kitchen/diner and glazed door into sitting room.

Sitting Room

With front aspect double glazed window, column style radiator, side aspect double glazed window and door into inner hallway.

Breakfast Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, side aspect window, electric cooker point, radiator, cupboard housing combination boiler, pantry cupboard with shelving, space from dining table with front aspect double glazed window and side door leading in double length car port/utility

Inner Hall

With tiled flooring, loft access with drop down ladder (with lighting, insulated and part boarded), doors into bedrooms one, two and refitted bathroom.

Bedroom 1

With rear aspect double glazed window and door opening to the rear garden, built-in double wardrobe, radiator, exposed flooring.

Bedroom 2

With exposed wooden flooring, radiator and rear aspect double glazed window.

Refitted Bathroom

With pedestal wash hand basin, WC, roll top bath with electric shower over, side aspect double glazed window, tiled wall and flooring as well as radiator.

Double Length Carport

With hinged double doors to front, space and plumbing for washing machine and tumble dryer. Carport leading to freestanding garage with hinged double doors and side door.

Outside

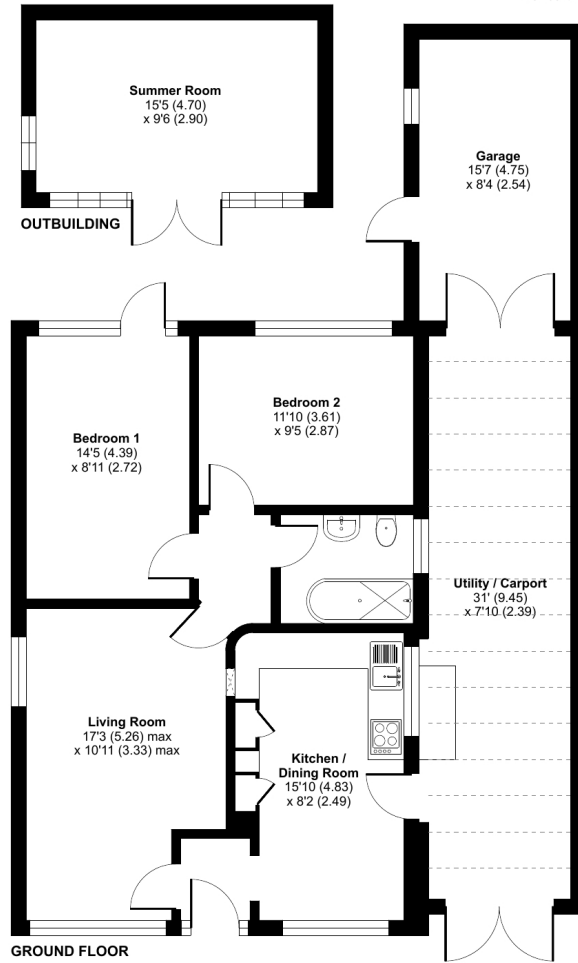
The rear garden is laid to patio, gravel and lawn areas with well stocked borders and side access, large summer house with power, fenced boundaries to sides and rear. The rear garden boasts views of the Worcester skyline and countryside toward Abberley hills and clock tower.



Alder Close, Worcester, WR3

Approximate Area = 684 sq ft / 63.5 sq m (excludes carport / utility)
 Garage = 129 sq ft / 11.9 sq m
 Outbuilding = 147 sq ft / 13.6 sq m
 Total = 960 sq ft / 89 sq m

For identification only - Not to scale



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: 1100531

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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