



Henwick Avenue



# Henwick Avenue Worcester

Offer Over £210,000

Located within the residential area of St Johns is this three bedroom terraced home. The property which does require some modernisation comprises of hall, two reception rooms, breakfast kitchen, three bedrooms and a family bathroom. The property provides good access to the city centre as well as the local amenities within St John's. To the front is a paved driveway with a garage and good size garden to the rear. A viewing is advised!

## We've Noticed

- Terraced home
- Three bedrooms
- Two reception rooms
- Good access to city centre
- Driveway and garage



## Entrance

Through front entrance door into hallway with stairs to first floor and doors into reception rooms.

## Front Reception Room

With front aspect double glazed bay window, radiator and electric fire.

## Rear Reception Room

With radiator, electric fire and sliding doors into breakfast kitchen.

## Breakfast Kitchen

With rear aspect double glazed windows and door opening to rear garden. Matching wall and base units with work surfaces over, breakfast counter, stainless steel sink and drainer with mixer tap over, built-in oven and four ring gas hob and space for under counter appliance.

## First Floor Landing

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

## Bedroom 1

With front aspect double glazed bay window and radiator.

## Bedroom 2

With rear aspect double glazed window, radiator and built-in storage.

## Bedroom 3

With front aspect double glazed window and radiator.

## Bathroom

With rear aspect double glazed window, WC, wash hand basin, shower cubicle and heated towel rail.

## Outside

The front of the property is approached via a paved driveway leading to the entrance door. The rear garden is laid to patio and lawn with fences boundaries to sides and rear as well as garage to rear.



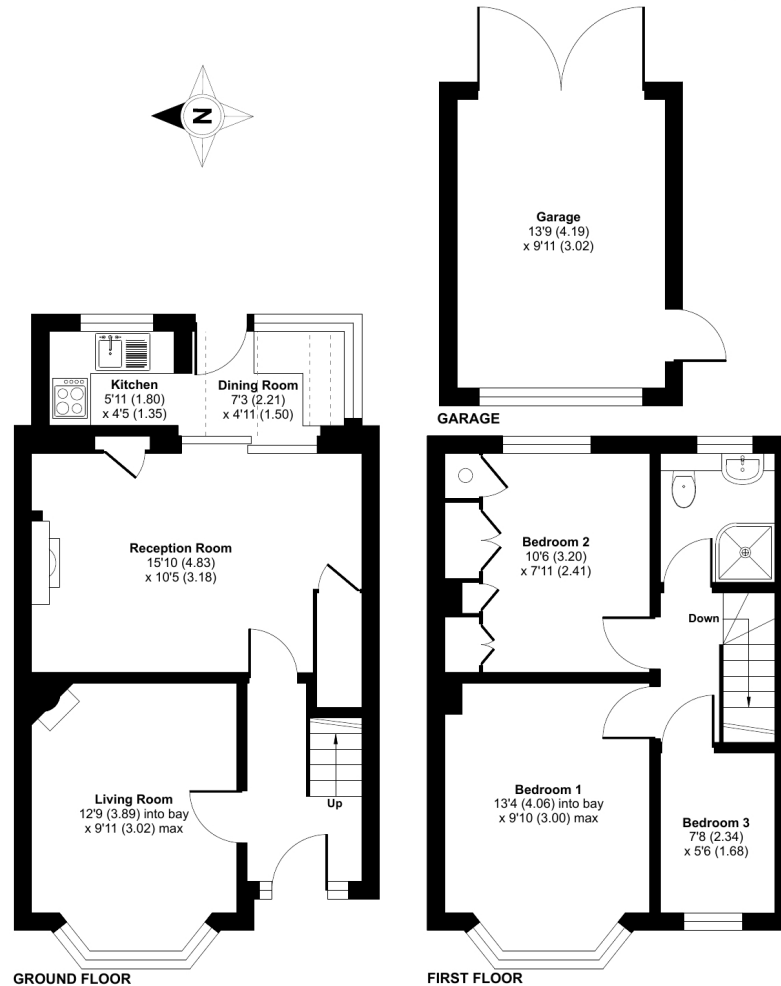
# Henwick Avenue, Worcester, WR2

Approximate Area = 795 sq ft / 73.8 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 933 sq ft / 86.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST 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: 1090464

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		70
(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	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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