



Cedar Avenue



Cedar Avenue

Worcester

Offers in Region of £220,000

Situated providing great access to nearby amenities, the city centre and the M5 motorway is this three bedroom semi-detached home. The property comprises of sitting room, kitchen/diner, three bedrooms and a family bathroom. The property further benefits from a drive way and a good size pleasant and private rear garden. A viewing is highly advised!

We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Driveway and a good size garden**
- **Sitting room, kitchen/diner**



Entrance

Through front entrance door into hall with stairs to first floor and door into sitting room.

Sitting Room

A good size sitting room with front aspect double glazed bay window, radiator and archway leading to kitchen/diner.

Kitchen/Diner

Space for dining table with archway leading to kitchen, rear aspect double glazed windows, double glazed double doors to rear garden and side door leading to side of property. Matching wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine and upright fridge/freezer.

First Floor Landing

With side aspect double glazed bay window and doors into bedrooms, bathroom and airing cupboard housing combination boiler.

Bedroom 1

With front aspect double glazed window, radiator and built-in sliding wardrobe.

Bedroom 2

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

Bedroom 3

With front aspect double glazed window and radiators.

Bathroom

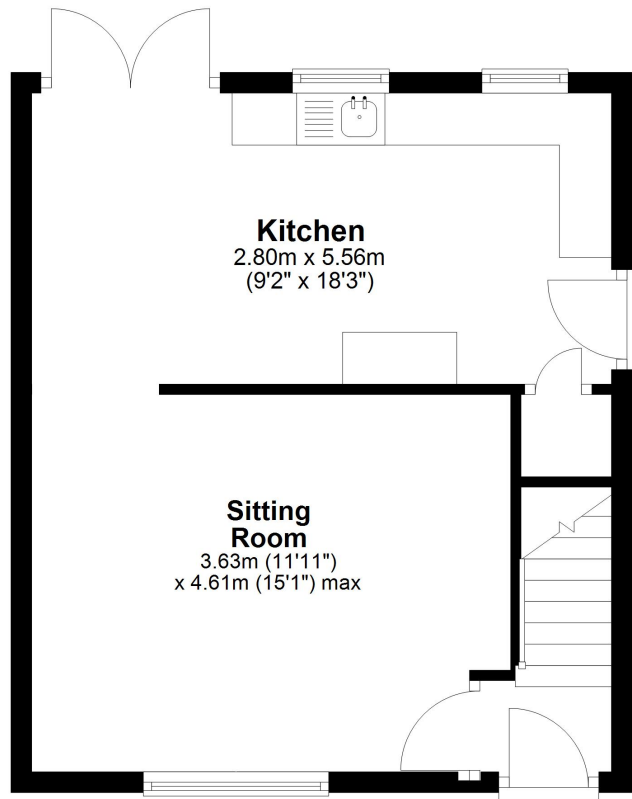
With rear aspect double glazed window, heated towel rail, WC, wash hand basin and P shaped bath with shower over.

Outside

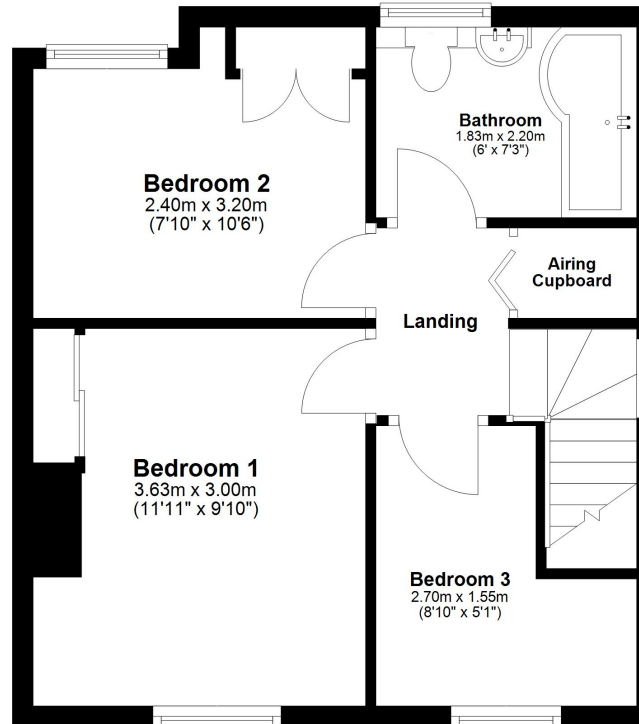
The front of the property is approached via a block paved and gravelled driveway leading to entrance door with side gate accessing rear garden. To the rear is a good size garden laid to a mixture of lawn, decking and patio with herbaceous borders mature shrubs and trees.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	72
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

