



10a Old Northwick Lane,
Northwick, Worcester WR3 7LY

Offered for sale with no onwards chain & set within a tucked away position, with parking for up to 6 vehicles, or perhaps a motor-home, plus a detached garage.

This detached home, set in Northwick, is walking distance of Northwick Manor Primary school & convenient for the city centre, local bus stops, shops, pubs & supermarkets as well as the local tennis club & Gheluvelt Park.

The three bed property has flexible accommodation & comprises; reception hallway with the stairs rising to the first floor landing & a useful under-stairs cupboard, access into the lounge, kitchen/diner, ground floor bedroom & bathroom. The bathroom has a classic three piece suite with an electric shower over the bath.

The lounge has a feature fireplace. The kitchen/diner has a range of base & wall units, sink & drainer, an integrated oven & hob & space for white goods. There are doors out to the conservatory from both the dining area & kitchen area & in turn, the conservatory leads out to the rear gardens.

To the first floor, the landing provides access to two further double bedrooms & the shower room. The bedrooms have eaves storage.

Externally, there are gardens to the rear, mainly laid to lawn which have hedge borders. The driveway is gravelled & provides parking for multiple vehicles.

Worcester city has a wide range of amenities, just a short drive away. The M5 is also within easy distance. There are two train stations in Worcester providing direct links to London stations.

FREEHOLD

Council Tax Band E - Worcester Council






Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(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 

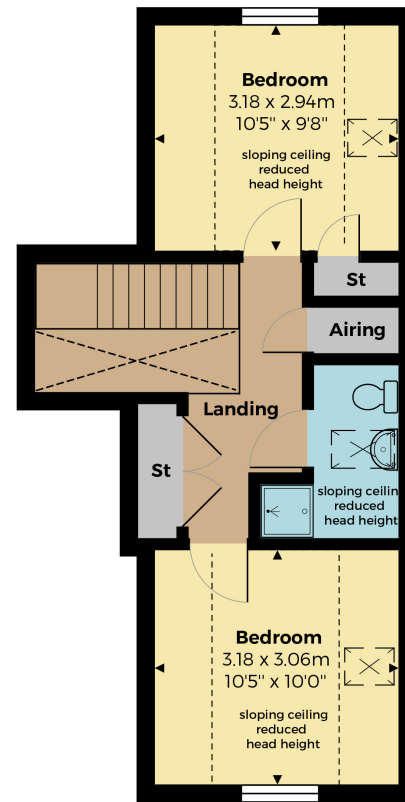
General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

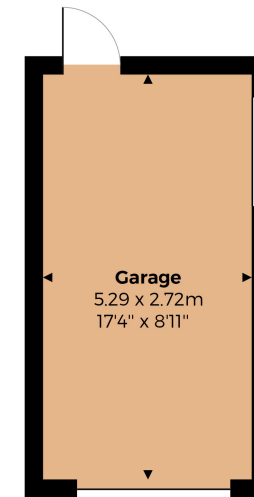
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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