



23 Beckett Road, Northwick,
Worcester WR3 7NH

A traditional & substantially proportioned detached bungalow set within the north of the city.

The home is around 1400sq ft (not including the double garage), has three/four bedrooms, two bathrooms a generous plot, is offered with no onward chain & comprises; reception hallway with access into three double bedrooms, the shower room, living room & formal dining room.

The main bedroom has a range of fitted wardrobes. The living room has a feature fireplace & doors out to the rear garden. The formal dining room enjoys a garden aspect & also has a feature fireplace. From the dining room is the breakfast kitchen, which also features a utility area. The kitchen has a range of base & wall units, sink & drainer, space for white goods & appliances & a door to the side to access the rear garden & an inner hallway. Off the inner hallway is a further shower room & bedroom/study.

Externally, there is a block-paved driveway providing parking for multiple vehicles & a double garage with power & lighting. To the rear there is an ample garden, which is mainly laid to lawn, with established planted beds & borders. It is fenced & enclosed with side, gated access.

The home falls within catchment for Northwick Manor Primary & Tudor Grange Academy, according to the Gov. website.

Northwick offers convenient access for both the city centre & the M5 & within walking distance is a bus stop with access into the city centre & the home is walking distance of several pubs, a co-op supermarket & near to the Three Counties farm shop.

Worcester city itself has a broad range of amenities to include, pubs, bars, restaurants, cafes, shops, supermarkets & leisure facilities. There are two train stations with direct access to London.

FREEHOLD

Council Tax Band F - 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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

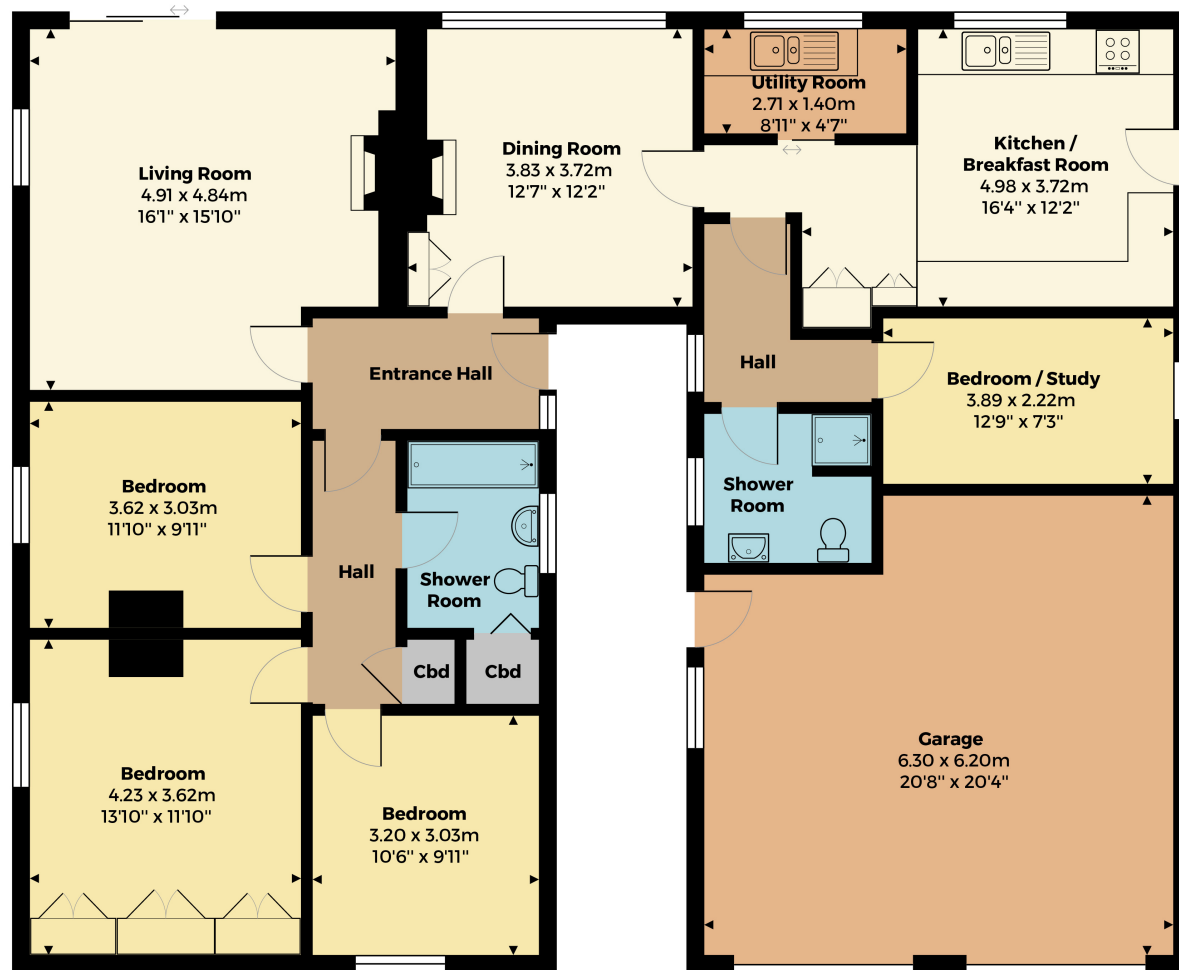


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

sheltonandlines.co.uk