



Russell Close



# Russell Close

Worcester

£325,000

A well presented end of terrace family home within the popular and convenient village of Powick, providing easy access for Malvern Hills, Worcester City & M5 Motorway the accommodation comprises: entrance porch, living room, kitchen/diner, garage, three bedrooms with ensuite to bedroom one and a family bathroom. Outside benefits from a driveway and pleasant rear garden. The property is offered for sale with no onward chain.

## We've Noticed

- End of terrace home
- Three bedrooms
- Sought after village of Powick
- Ensuite and family bathroom
- Driveway and garage
- No onward chain



**Entrance**

Through entrance door into porch with further door into living room.

**Living Room**

With front aspect double glazed window, radiator, doorway into kitchen and stairs to first floor.

**Kitchen**

With a range of matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven, hob and cooker hood, radiator and rear aspect double glazed windows overlooking the rear garden. Doors into garage and storage cupboard.

**First Floor Landing**

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

**Bedroom 1**

With front aspect double glazed window, radiator, built-in wardrobe and door into ensuite.

**Ensuite**

With WC, wash hand basin, shower cubicle with shower over, rear aspect double glazed window.

**Bedroom 2**

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

**Bedroom 3**

With rear aspect double glazed window and radiator.

**Bathroom**

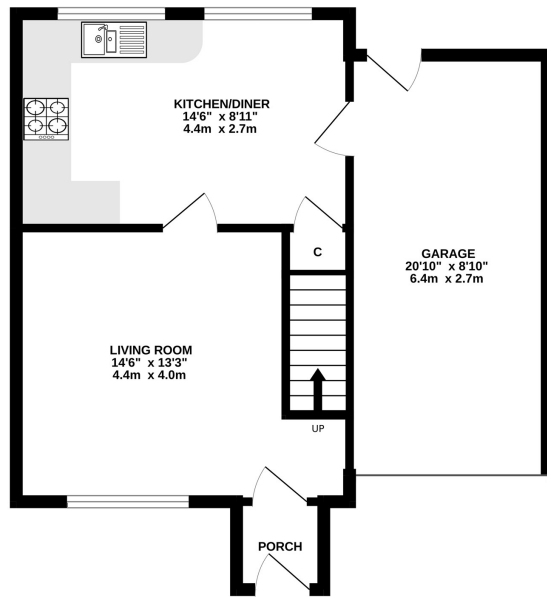
With rear aspect double glazed window, WC, wash hand basin and bath.

**Outside**

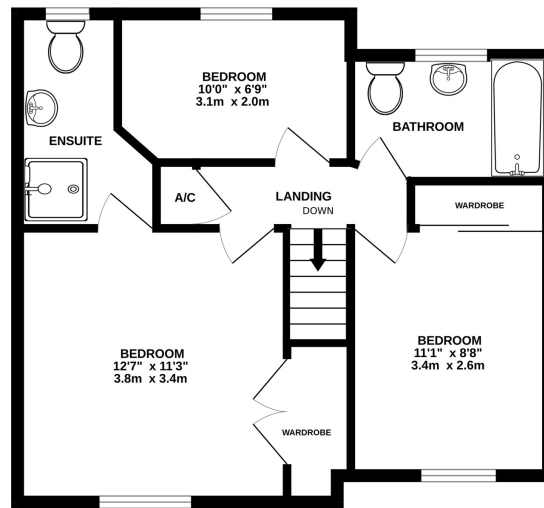
The front of the property is approached via a driveway leading to garage door and lawned foregarden. To the rear is a pleasant garden laid to a mixture of patio and lawn with fenced and walled boundaries.



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>69</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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