



Colin Road



Colin Road Worcester

£318,000

Positioned with the popular and sought after location of Northwick is this three bedroom semi-detached family home, providing good access to the M5 Motorway as well as Worcester City Centre. The property comprises entrance hall, open plan sitting room/diner, kitchen, downstairs WC, three bedrooms and a shower room. The property further benefits from a driveway, garage and rear garden. A viewing is highly advised!

We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Driveway and garage**
- **Open plan sitting/dining room**
- **Sought after location**



Entrance

Through front entrance door into hallway with double glazed window, stairs to first floor and door into sitting room/diner, kitchen and WC.

Sitting room/Diner

With front aspect double glazed bay window, electric radiator, dining area with space for dining table, radiator and double glazed window and door opening to rear garden.

Kitchen

With underfloor heating, matching wall and base units with work surfaces over, Belfast sink with mixer tap over, built-in dishwasher, oven and hob with cooker hood over, space and plumbing for washing machine and tumble dryer, side aspect double glazed window and rear door to garden.

First Floor Landing

With side aspect double glazed window, doors into bedrooms one, two, three and shower room.

Bedroom 1

With front aspect double glazed bay window, radiator and wardrobe.

Bedroom 2

With rear aspect double glazed window, built-in cupboard housing Ideal combination boiler.

Bedroom 3

With front aspect double glazed window and radiator.

Shower Room

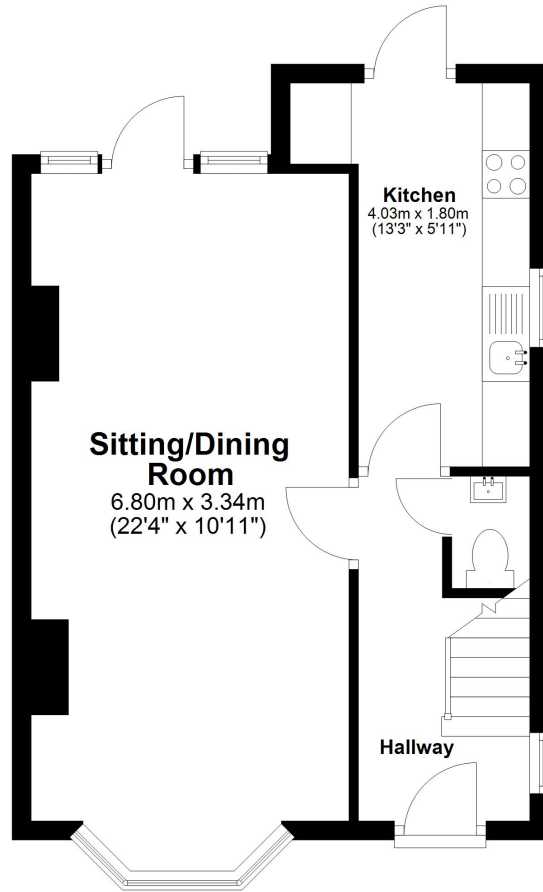
With rear aspect double glazed window, WC, wash hand basin and shower.

Outside

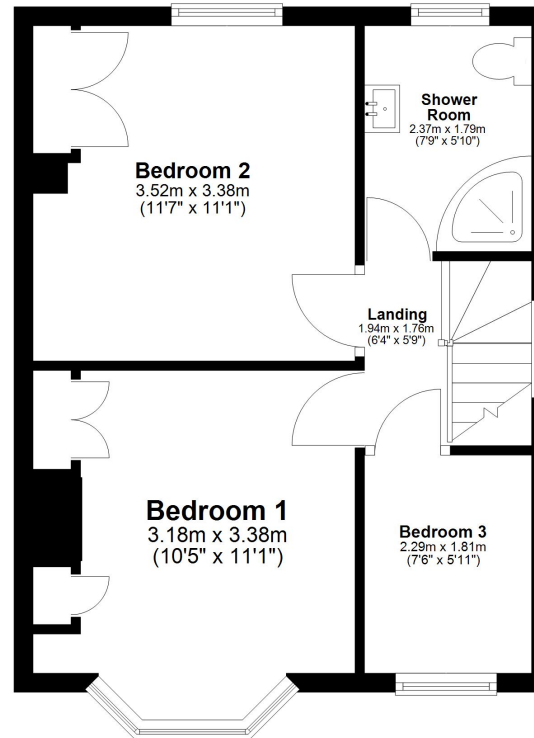
The front of the property is approached via a driveway with foregarden leading to entrance door and single garage. To the rear is a pleasant rear garden laid to a mixture of patio and lawned area with fences boundaries to sides and rear.



Ground Floor



First Floor



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

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