



Astwood Road



# Astwood Road Worcester

Offers In Region Of £260,000

This well presented three bedroom semi-detached home offers brilliant access to the city centre as well other nearby local amenities and retail parks. The property also benefits from outbuildings offering versatile spaces for various uses making them a perfect addition to the property. The property itself comprises entrance hall, sitting/dining room, kitchen and WC. To the first floor are three bedrooms and a family bathroom. A viewing is highly advised to appreciate the accommodation on offer.

## We've Noticed

- Well presented semi-detached home
- Three bedrooms
- Convenient access for local amenities & city centre
- Two outbuildings
- Driveway to rear
- Must be viewed!



## Entrance

Through entrance hall with radiator, stairs to first floor and door into sitting/dining room.

## Sitting/Dining Room

A good size room with front aspect double glazed window, log burner, radiator space for dining table and doors into under stairs cupboard as well as kitchen.

## Kitchen

With rear aspect double glazed windows, matching wall and base units with work surfaces over, wall mounted boiler, Belfast sink with mixer tap over, space for range style cooker as well as fridge/freezer and doors into rear lobby with door into utility and WC.

## First Floor Landing

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

## Bedroom 1

With rear aspect double glazed window and radiator.

## Bedroom 2

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

## Bedroom 3

With front aspect double glazed window and radiator.

## Bathroom

With WC, pedestal wash hand basin, bath with shower over, front aspect double glazed window and extractor fan.

## Outside

The front of the property is approached via a pathway through the foregarden to the entrance door. Side access to rear garden. The rear garden is laid to a mixture of lawned and gravelled and paved areas with two outbuildings with power and access to rear drive.



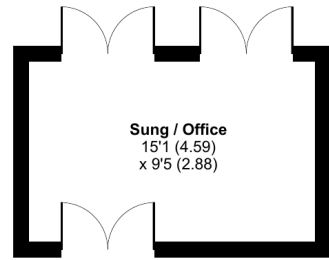
## Astwood Road, Worcester, WR3

Approximate Area = 772 sq ft / 71.7 sq m

Outbuildings = 284 sq ft / 26.3 sq m

Total = 1056 sq ft / 98 sq m

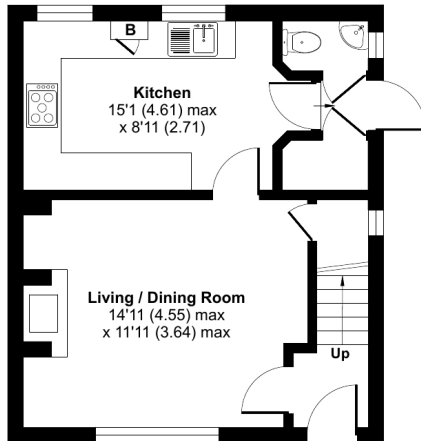
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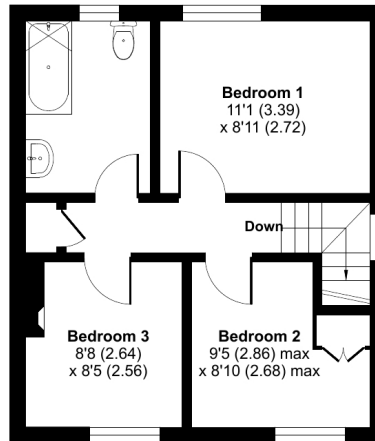
OUTBUILDING 1



OUTBUILDING 2




GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hills Estate Agents. REF: 1237879

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>		90	
(81-91) <b>B</b>			
(69-80) <b>C</b>	69		
(55-68) <b>D</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 	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

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