



Woodbridge Close



# Woodbridge Close

Worcester

offers over £350,000

A fantastic opportunity to acquire this delightful detached bungalow with open views over the Worcester skyline, boasting views of Worcester Cathedral, Ankerdine and Clee Hill. The property has recently been refurbished to a high standard and is located near to Battenhall Park with good access to the city centre and M5 motorway. The modernised and well presented accommodation comprises spacious open plan sitting room/kitchen/diner, three double bedrooms, bathroom and ensuite to bedroom 1. Outside there is a driveway leading to a garage and a pleasant landscaped rear garden. A viewing is highly advised!

## We've Noticed

- Well presented detached bungalow finished to a high standard
- Three double bedrooms and ensuite
- Open plan sitting room/diner and refitted kitchen
- Fantastic views of Worcester Cathedral and countryside beyond
- Refitted bathroom
- Driveway and garage
- Viewing advised



## Entrance

Through entrance door into porch through further door into hallway with doors into refitted kitchen/diner/sitting room, bedrooms one, two, three and bathroom. Large cloak cupboard and separate cupboard housing boiler and also space and plumbing for washing machine.

## Sitting Room

With radiator, rear aspect double glazed doors opening to the rear garden.

## Refitted Kitchen/Diner

With space for dining table, matching wall and base units with work surfaces over, one and a half stainless steel and drainer with mixer tap over, built-in ovens, hob and cooker hood over. Space for dishwasher and also space and plumbing for American style fridge freezer. Rear aspect double glazed windows and door leading to rear garden.

## Bedroom 1

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

## Ensuite Shower Room

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

## Bedroom 2

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

## Bedroom 3

With front aspect double glazed window and radiator.

## Refitted Bathroom

With With side aspect double glazed window, heated towel rail, WC, bath as well as separate shower and vanity wash hand basin.

## Outside

The front of the property is approached via a driveway leading to garage with up and over door with a lawned foregarden steps leading to entrance door. The rear garden is laid mostly to lawn with block paved patio area, shrubs, trees and hedged and fenced boundaries.



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(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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