



Ombersley Road



Ombersley Road

Worcester

Offers in Region of £390,000

Positioned within an enviable location is this link-detached three bedroom home. The property benefits from a large driveway and foregarden with the accommodation boasting, hallway, dining room, sitting room, breakfast kitchen, utility, WC. The first floor provides three bedrooms and a refitted bathroom. To the rear is good size west facing garden with the property being finished to a beautiful standard inside and out. A viewing is highly advised!

We've Noticed

- **A beautifully appointed link-detached family home**
- **Three bedrooms**
- **Extended ground floor accommodation**
- **Two reception rooms**
- **Refitted bathroom**
- **Large driveway and garage**



Entrance

Through double glazed entrance door into hallway with radiator, stairs to first floor, under stairs storage cupboard housing consumer unit and doors into dining room, extended sitting room and breakfast kitchen.

Dining Room

With front aspect double glazed bay window, fireplace surround and a radiator.

Sitting Room

With fireplace surround, radiator, double glazed double doors opening and overlooking the rear garden.

Breakfast Kitchen

With matching wall and base units with work surfaces over, five ring hob, stainless steel sink and drainer with mixer tap over, built-in dishwasher and oven, recess for upright fridge/freezer space for breakfast table, double glazed window and double doors opening and overlooking the rear garden.

Utility

With space and plumbing for washing machine and door into WC.

WC

With Worcester Bosch boiler, WC, wash hand basin and Velux window.

First Floor Landing

With side aspect double glazed window, loft access, air circulation system and doors into bedrooms one, two, three and bathroom.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

With rear aspect double glazed window and radiator.

Bathroom

A refitted bathroom WC, wash hand basin, panel bath with shower over, heated towel rail and rear aspect double glazed window.

Outside

The front of the property is approached via a block paved driveway offering parking for multiple vehicles. A large lawned foregarden with borders and gated side access. The West facing rear garden is laid to mixture of lawn and block paved patio, fence boundaries to side and rear with well stocked herbaceous borders.



Ombersley Road, Worcester, WR3

Approximate Area = 1129 sq ft / 104.8 sq m
 Garage = 112 sq ft / 10.4 sq m
 Total = 1241 sq ft / 115.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hills Estate Agents. REF: 1083796

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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