



Lansdowne Road



Lansdowne Road

Worcester

£260,000

This period end of terrace home boasts two double bedrooms as well as comprising of two reception room, kitchen, downstairs WC, cellar and an upstairs bathroom. The property also benefits from a driveway as well as garage and a pleasant south facing rear garden. Conveniently positioned with good access to the city centre. A viewing is highly advised!

We've Noticed

- **Period end of terrace house**
- **Conveniently situated for access to the City Centre**
- **Driveway with garage**
- **South facing rear garden**
- **Two double bedrooms**
- **Downstairs WC and upstairs bathroom**
- **Cellar**



Entrance

Through front entrance door into sitting room with front aspect double glazed bay window, log burner, radiator, and door into dining room.

Dining Room

With rear aspect double glazed window, fireplace, door to cellar and into kitchen.

Kitchen

With matching wall and base units with work surfaces over. Side aspect double glazed window. Space for washing machine, dishwasher, range style cooker, upright fridge freezer. Tiled flooring and doors to rear garden as well door to WC

WC

With rear aspect window, wash hand basin and WC.

Cellar

Tanked by the previous owners this cellar space offers additional usable space for the owner with window and radiator.

First Floor Landing

With doors into bedrooms one and two.

Bedroom

With front aspect double glazed window, radiator and storage cupboard.

Bedroom

With rear aspect double glazed window, radiator and door into ensuite.

Ensuite

With rear aspect double glazed window, WC, wash hand basin, p shaped bath with shower and shower screen.

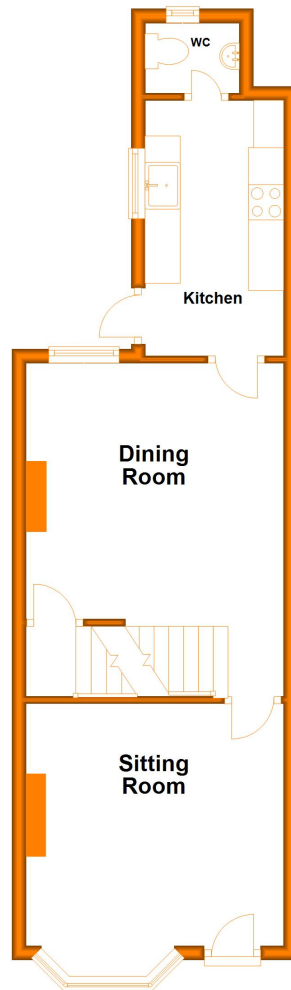
Outside

The front of the property is approached via a block paved driveway providing parking for multiple vehicles leading to garage as well as side access to rear garden. The south facing rear garden is laid to a mixture of lawn and patio area with garden shed, fenced and hedged boundaries.

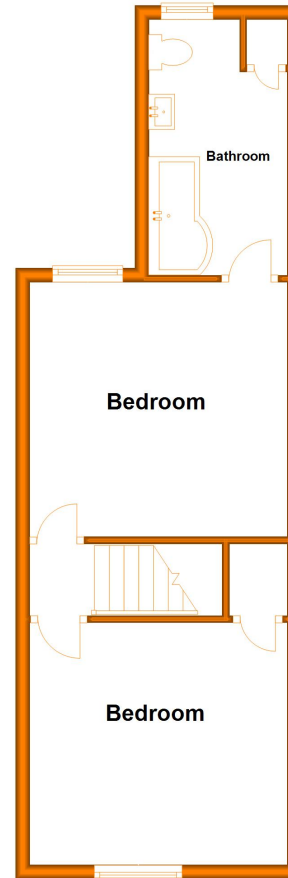


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

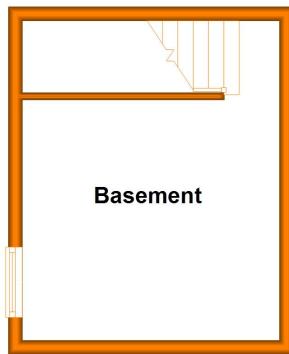
Ground Floor



First Floor



Basement



46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

