



18 Farm Close, Worcester  
WR3 8HJ

A highly specified bungalow, having been renovated & refurbished. Set within a cul de sac to the north of the city & offered for sale with no onward chain.

This two bedroom home comprises: entrance hallway with doors into the two double bedrooms, the shower room & kitchen.

The main bedroom has a bay window & a range of built in wardrobes & both bedrooms have fitted shutters. The shower room has a walk-in double shower cubicle, W.C, vanity wash basin with storage, tiled flooring & a heated towel rail. The kitchen has a central island & has been re-fitted with a range of base & wall units, sink & drainer with a mixer tap, eye-level double oven & microwave. The island has the electric hob & extractor & a useful breakfast bar. There are bi-fold doors out to the rear garden & onto the patio area & from the kitchen is the door into the lounge, which also over-looks the garden & has a door out to the rear, along with tiled flooring & a contemporary feature fireplace.

Externally, there is a block paved driveway providing off road parking for several vehicles. Side, gated access & a fenced & enclosed rear garden of generous proportions. Being mainly laid to lawn, with planted beds & borders & a recently laid patio area.

The home is 'turn-key' and walking distance of both a local corner shop off the Bilford Road & the retail park with M&S food, LIDL & Sainsburys, amongst others. Perdiswell leisure centre & Perdiswell park are also less than 0.5 miles away. Worcester centre is a short drive or bus journey from the property & it has a wide range of amenities to include: pubs, bars, cafes & restaurants, brunch spots, shops, supermarkets, retail parks & leisure facilities. There are two train stations with direct links to London & the M5 J6 is under 3 miles away.

FREEHOLD

Council Tax Band C





**Agents Note**

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

**General Information**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



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