



Toulouse Drive



Toulouse Drive

Worcester

Offers in Region of £315,000

Positioned providing great access to the M5 Motorway as well as Worcestershire Parkway Railway Station is this three bedroom detached home comprising, entrance hall, kitchen, sitting room and dining room. To the first floor are three bedrooms with ensuite to bedroom one as well as a family bathroom. The property further benefits from a driveway and integral garage. A viewing is highly advised.

We've Noticed

- **Detached home**
- **Three bedrooms**
- **Good access to M5 motorway and Worcester Parkway Railway Station**
- **Downstairs WC, Ensuite to bedroom one and family bathroom**
- **Driveway & Integral garage**



Entrance

Through front entrance door into hallway with radiator, doorway into kitchen, sitting room, WC, garage and opening to dining room.

Kitchen

With matching wall and base units with work surfaces over, sink with mixer tap over, built-in cooker and hob with cooker hood over, space for under counter appliances, wall mounted boiler and a front aspect double glazed window.

Sitting Room

With rear aspect double glazed window, radiator and gas fire.

WC

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

Dining Room

With space for dining table and currently with American Style Fridge/Freezer, radiator and double glazed double doors opening into garden.

Garage

With up and over door to driveway.

First Floor Landing

A good size landing with doors into bedrooms one, two, three, bathroom and airing cupboard housing water cylinder.

Bedroom 1

With rear aspect double glazed window, radiator, built-in wardrobe and door to ensuite shower room.

Ensuite Shower Room

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

Bedroom 2

With front aspect double glazed window and radiator.

Bedroom 3

With rear aspect double glazed window and radiator.

Bathroom

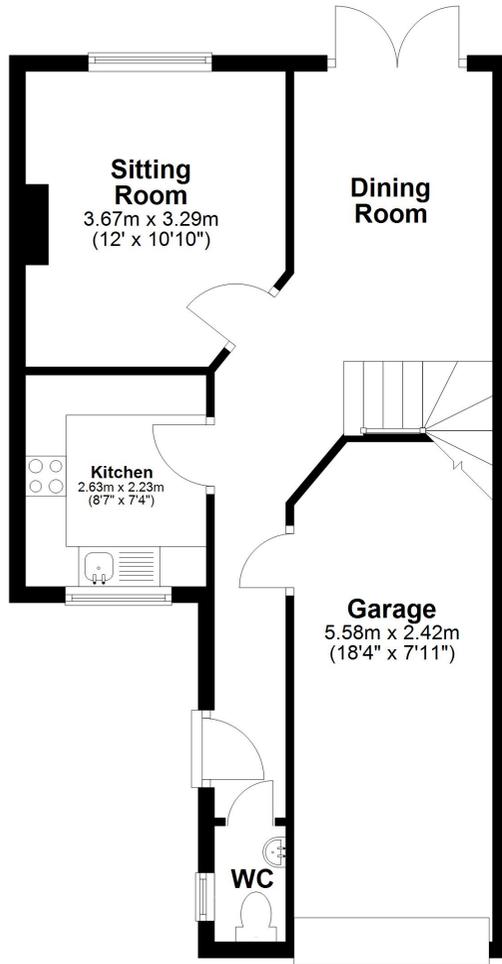
With front aspect double glazed window, bath with shower over, WC, wash hand basin.

Outside

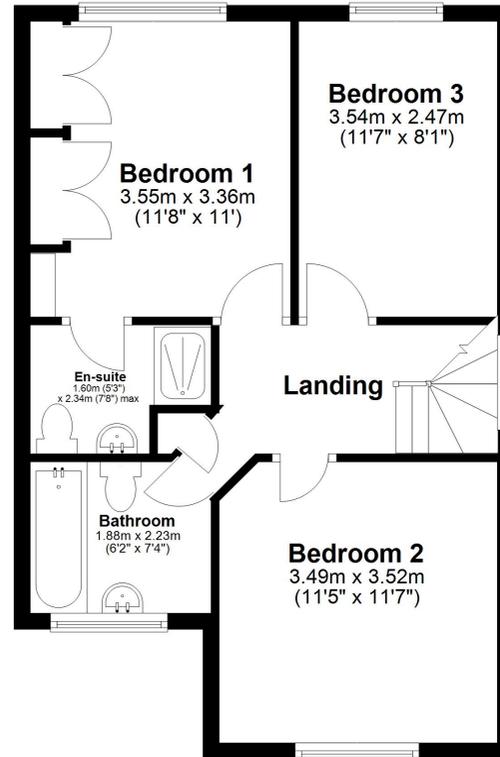
The front of the property is approached via a driveway leading to entrance door and up and over integral garage. To the rear is a pleasant green laid to a mixture of lawn and patio with garden shed, fenced and hedged boundaries.



Ground Floor



First Floor



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

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