



Sandys Close



# Sandys Close

Worcester

Offers in Region of £290,000

Positioned within the sought after location of Rushwick offering great access to the M5 motorway is this well presented three bedroom semi-detached home. The accommodation comprises sitting room, kitchen/diner and WC. To the first floor are three bedrooms and a family bathroom. The property further benefits from a driveway and pleasant rear garden. A viewing is highly advised!

## We've Noticed

- **Semi detached home**
- **Three bedrooms**
- **Sitting room, Kitchen/Diner & WC**
- **Driveway**
- **Built-in 2021**
- **Estate Charge £394.46**
- **Must be viewed!**



## Entrance

Through front entrance door into hall with stairs to first floor and door into sitting room.

## Sitting Room

4.5m x 3.7m (14' 9" x 12' 2") With front aspect double glazed window, radiator and door into inner hall.

## Inner hall

With door in kitchen/diner, WC and under stairs storage cupboard.

## Kitchen/Diner

4.6m x 2.7m (15' 1" x 8' 10") With rear aspect double glazed window and doors opening to rear garden, space for dining table, matching wall and base unit with work surfaces over, sink and drainer with mixer tap, built-in oven and hob with cooker hood over. Built-in washer/dryer, dishwasher and fridge/freezer.

## WC

With WC and wash hand basin.

## First Floor Landing

With doors into bedrooms one, two, three and bathroom.

## Bedroom 1

4.6m x 2.75m (15' 1" x 9' 0") With front aspect double glazed window and radiator.

## Bedroom 2

3.3m x 2.8m (10' 8" x 9' 2") With rear aspect double glazed window and radiator.

## Bedroom 3

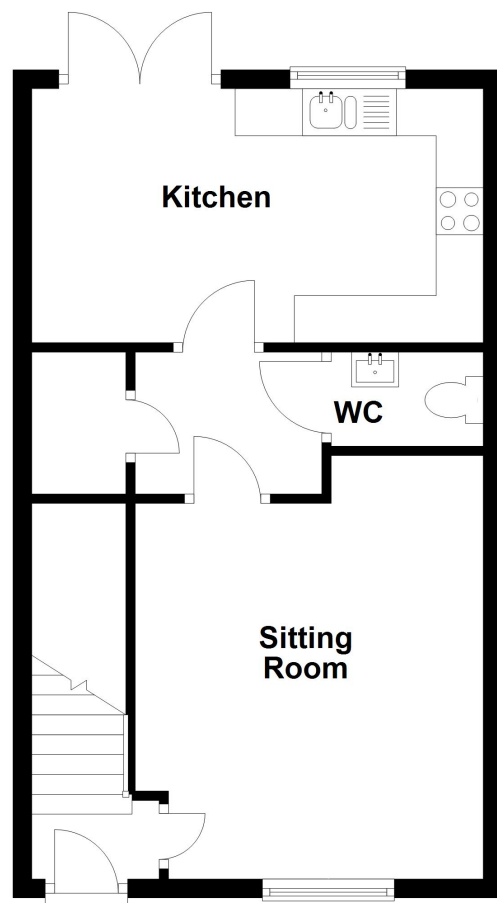
3.30m x 1.80m (10' 10" x 5' 11") With rear aspect double glazed window and radiator.

## Bathroom

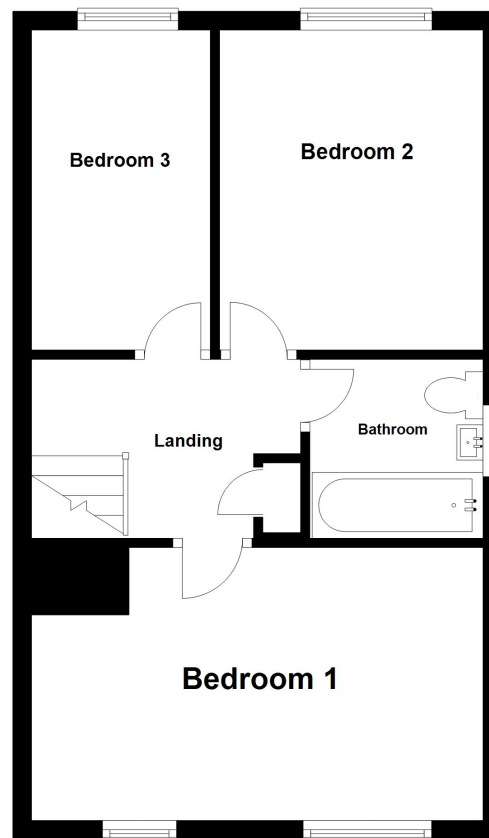
1.95m x 1.8m (6' 5" x 5' 11") With side aspect double glazed window, WC, wash hand basin, bath with shower over.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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