

**Bracken Close**  
WORCESTER

**Offers Over**  
**£225,000**



# 3 Bedroom Semi-Detached Bungalow

## Features.

- SEMI DETACHED BUNGALOW
- QUIET LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN & STUDY/BEDROOM THREE
- OPEN PLAN LIVING
- LOW MAINTENANCE GARDEN WITH VIEWS
- GARAGE & PARKING

## Description.

Summary: An immaculate two double bedroom semi-detached bungalow with great rear views. Positioned well, in a quiet location, close to shops and a frequent bus route. Offering good open plan living room and dining room, additional bedroom three/study. Breakfast kitchen and bathroom. Garden and garage.

Description: Access is gained from driveway to front door into entrance hall. Doors to all accommodation, bathroom and storage cupboard. L shaped open plan living room through into dining room and sliding patio doors on to garden. Feature gas fire to living room. Kitchen is accessed from dining area with base and eye level units and space for white goods. Door leads to study/bedroom three and additional door with access to front driveway. Two double bedrooms to front aspect and family bathroom. The property benefits from gas central heating, double glazing, private gardens and garage with parking.

Outside: To the front of the property is a low maintenance gravelled garden and driveway with parking for several vehicles. Access to the rear garden is available to the side of the property or via French doors from the main living area. The rear garden is low maintenance with slabbed patio area and views over fields.

Location: Bracken Close is located within St Johns which is in close proximity to Worcester City Centre and is often referred to as a 'village in the city' having a real sense of community. St Johns offers a diverse selection of shops, businesses and eateries as well as a sports centre, church and is home to Cripplegate Park. There are many buses which can take you right into the city as well as great road links which can take you to Malvern, Hereford and into Leominster.



## Room Dimensions.

Porch

Kitchen: 14' 5" x 9' 7" (4.40m x 2.92m)

Study/Bedroom: 8' 3" x 5' 7" (2.51m x 1.7m)

Lounge/Diner: 18' 11" x 21' 0" (5.77m x 6.4m)

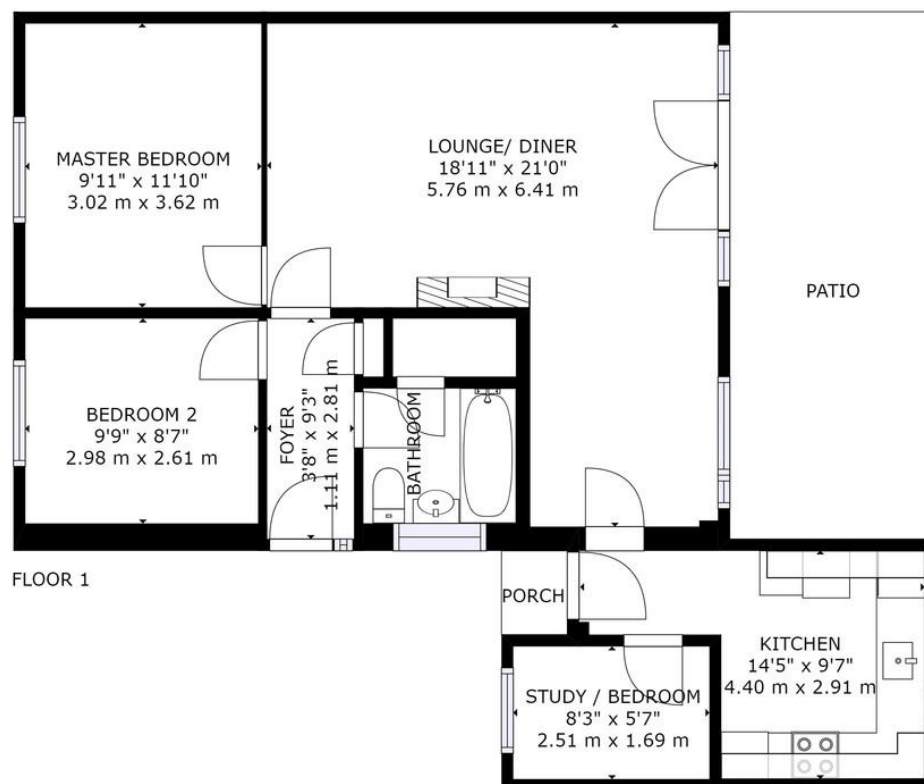
Bedroom One: 9' 11" x 11' 10" (3.02m x 3.61m)

Bedroom Two: 9' 9" x 8' 7" (2.97m x 2.62m)

FOYER 3' 8" x 9' 3" (1.12m x 2.82m)

Bathroom:





GROSS INTERNAL AREA  
FLOOR 1: 770 sq. ft, 72 m<sup>2</sup>  
TOTAL: 770 sq. ft, 72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Worcester office on:

01905 958290

Alternatively, you can scan below to view all of the details of this property online.



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