



**Laxton Avenue**  
WORCESTER

**Offers Over**  
**£290,000**





# 3 Bedroom Semi-Detached House

## Features.

- EXTENDED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- UTILITY & DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- REAR GARDEN & GARAGE
- FRONT GARDEN & OFF ROAD PARKING
- POPULAR ST JOHNS (WORCESTER) LOCATION

## Description.

Summary: An impressive three bedroom semi detached family home with garage and parking. Located in St Johns location with excellent schools. Viewing highly recommended to really appreciate what this extended home has to offer.

Description: Recently extended by the current owners, this property offers excellent space downstairs. Access is via entrance porch and on into lounge with stairs to first floor, window to the front aspect and feature electric fire. The kitchen is in the centre of the home with base and eye level work units with wood effect work surfaces and central island. Five ring gas hob with overhead extraction, integrated double oven and dishwasher. The kitchen leads to the family room with continued wood flooring, skylights, and door to rear garden. Utility provides access to downstairs wc with shower and side access door. To the first floor are three bedrooms, main bedroom enjoys front aspect with built in wardrobes. Family bathroom is a three-piece white suite with shower over bath. The property benefits from gas central heating and double glazing.

Outside: Access to rear is family room, utility or alternately via the side gate. Gravelled patio with steps to raised lawn which is enclosed by fencing and brick wall. There is also a patio area located to the side of the property which is a real sun trap.

Location: 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





## Room Dimensions.

you to Malvern, Hereford and into Leominster. The property is within walking distance to popular primary schools and Christopher Whitehead Language College.

Garage: 8' 3" x 16' 1" (2.54m x 4.91m)

Lounge: 16' 7" x 12' 11" (5.07m x 3.94m)

Kitchen/Diner: 12' 9" x 16' 7" (3.89m x 5.08m) max

Family Room: 12' 5" x 13' 9" (3.80m x 4.21m) max

Utility Room: 6' 9" x 5' 5" (2.06m x 1.67m) max

Shower Room: 5' 8" x 5' 4" (1.75m x 1.65m)

Stairs To First Floor Landing

Master Bedroom: 12' 10" x 7' 8" (3.92m x 2.34m)

Bedroom Two: 10' 8" x 9' 11" (3.26m x 3.03m) max

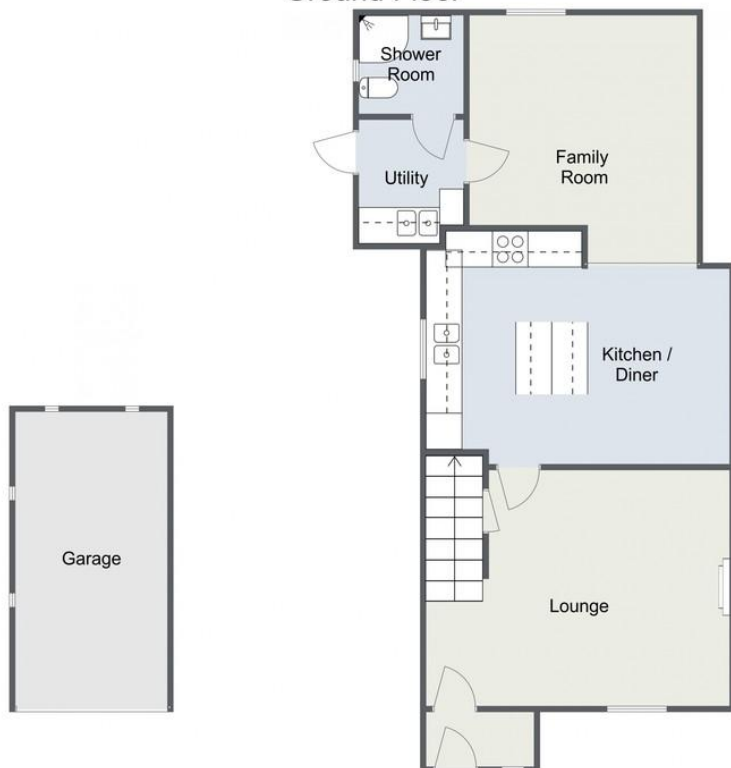
Bedroom Three: 9' 9" x 6' 5" (2.99m x 1.97m)

Bathroom: 6' 5" x 7' 1" (1.97m x 2.18m)



## Laxton Avenue, Worcester

### Ground Floor



### First Floor



Total Area  
Approx  
112.0 sq m  
1205.6 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: E

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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