



Winchester Avenue, Worcester, WR2 4JQ

Offers Over £260,000

 3  1  2



## Summary:

A traditional 1930's terrace house located in the heart of St Johns and close to all local amenities. With its classic and inviting interior, this traditional terrace house has the timeless appeal of comfortable and stylish living. The property in brief comprises; lounge, dining room, kitchen, utility, three bedrooms and bathroom. The property benefits from gas central heating, double glazing, rear garden and driveway. Viewing is recommended to appreciate the size and location.

## Description:

Access is gained via front door leading into hallway with stairs to the first floor. The lounge is towards the front aspect and has feature bay window, the perfect place to relax in the evenings. This opens into the dining room which understairs storage cupboard. The kitchen offers base and eye level units with roll top work surfaces. Built in appliances to include; extractor fan, gas ring hob and oven. Space for fridge/freezer and plumbing for dishwasher. The utility offers additional storage space for convenience and laundry facilities with plumbing for washing machine. The extra windows creates lots of natural light to the rear of the property. Patio doors open onto the rear garden. To the first floor are three bedrooms with the main having feature bay window. The bathroom offers a three piece white suite with fully tiled walls and heated towel rail. The property benefits from gas central heating, double glazing, rear garden and driveway

## Outside:

Access is gained via utility. The rear garden is enclosed by timber panel fencing and is mainly laid to lawn with deep raiser sleeper timber borders, perfect for shrubbery. Patio area for outside furniture and dining. To the front is a brick paved driveway for parking.

## Location:

Winchester Avenue is located on the outskirts of St Johns. St Johns offers a diverse selection of shops, business and eateries as well as



Winchester Avenue, Worcester



Total Area Approx  
83.8 Sq M  
902.0 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.



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

01905 958 290

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



- Terrace Family Home
- Lounge and Dining Room
- Kitchen and Utility
- Three Bedroom and Bathroom
- Rear Garden and Driveway
- Popular St John's Location

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC