



Hoskyns Avenue, Worcester, WR4 0LL

£425,000

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Access is via front door leading into the generous hallway with stairs to first floor and storage cupboard. The lounge is towards the front aspect with feature curved window and fireplace, making this the perfect spot to relax and unwind. The kitchen/diner offers base and eye level gloss, soft close units. Built in appliances to include; extractor fan, gas hob, Neff double oven & dishwasher, and full size AEG fridge. Patio doors onto the rear garden, flooding the room with natural light. Utility with additional storage for convenience and plumbing for washing machine. W/C. To the first floor are four bedrooms, with the main bedroom boasting en-suite shower room and fitted wardrobes. The bathroom is a three piece white suite with modern fixture and fittings, half tiled walls and under basin storage. The property benefits from gas central heating, double glazing, rear garden, garage and driveway.

The rear garden is low maintenance, mainly laid to brick patio with a covered section, perfect for garden furniture and outside dining. Remaining is laid to Astro turf. To the front is a single garage with electric roller door. Brick paved driveway and side access.

Rooms:

Garage 5.48m x 2.59m (17'11" x 8'5")

WC 1.64m x 0.85m (5'4" x 2'9")

Lounge 3.23m x 5.03m (10'7" x 16'6")

Kitchen/Diner 4.77m x 6.55m (15'7" x 21'5") max

Utility Room 2.21m x 1.59m (7'3" x 5'2")

Stairs

Master Bedroom 3.24m x 3.18m (10'7" x 10'5") max

Ensuite 2.48m x 0.94m (8'1" x 3'1")

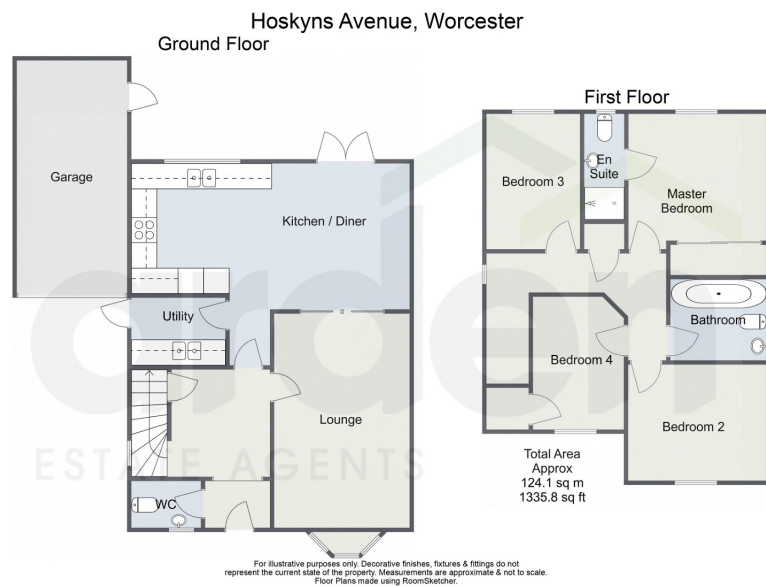
Bedroom 2 3.25m x 2.73m (10'7" x 8'11")

Bedroom 3 2.2m x 3.17m (7'2" x 10'4")

Bedroom 4 3.11m x 2.17m (10'2" x 7'1") max

Bathroom 1.91m x 2.26m (6'3" x 7'4")





- Detached Family Home
- Utility and W/C
- Garage, Rear Garden and Driveway
- Lounge and Kitchen/Diner
- Four Bedrooms, En-Suite and Family Bathroom
- Warndon Villages Location



15/03/2024, 13:51 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2 Hoskyns Avenue Worcester WR4 6LL	Energy rating C	Valid until 14 March 2024
Certificate number 9942-3035-6207-3074-5204		

Property type
Detached house

Total floor area
109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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

01527 540 654

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

