

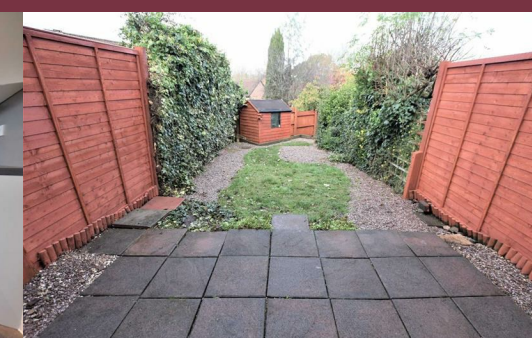
Allan Morris

estate agents



Caldy Avenue, St. Peter's, Worcester

A two bedroom mid terraced property, having been fully renovated to include new Kitchen, in the sought after St. Peter's area with easy access to the M5 motorway, local schooling and local amenities.



£220,000

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17, Caldý Avenue, St. Peter's, Worcester, WR5 3UG

All measurements are approximate. Accommodation in more detail comprises:

Approached by way of door giving access into:

ENTRANCE PORCH:

With ceiling light point, useful storage cupboard and door giving access into:

LIVING ROOM / DINING AREA: 17'3" x 12'2"

With UPVC double glazed windows to the front elevation, telephone point, television aerial point, spiral staircase rising to the first floor and door giving access into:

KITCHEN: 12'1" x 7'4"

Newly fitted with a matching range of base and wall mounted units with work surface over, single stainless steel drainer sink unit with mixer tap over, integral oven with gas hob and extractor hood above, part tiled splashback, space for fridge freezer, space and plumbing for washing machine, ceiling light point, extractor fan, cupboard housing the central heating boiler, double glazed window to the rear elevation and door giving access out to rear garden.

From the Living Room/Dining Area, spiral staircase rises to the first floor:

LANDING:

With ceiling light point, access to loft, airing cupboard, door to:

BEDROOM 1: 12'2" into wardrobes x 10'2"

A double room with double glazed window to the front elevation, built in wardrobes, ceiling light point, television aerial point.

BEDROOM 2: 12'2" maximum x 8'8" maximum

Another double room with double glazed window to the rear elevation, built in wardrobe, ceiling light point.

BATHROOM: 6'0" x 5'6" maximum

Fitted with a matching white suite comprising low level W.C., bath with shower over, shower screen, fully tiled shower area, pedestal wash hand basin, ceiling light point, radiator, part tiled walls.

OUTSIDE:

To the front of the property is a pleasant lawned foregarden with hedge border and paved pathway to front door.

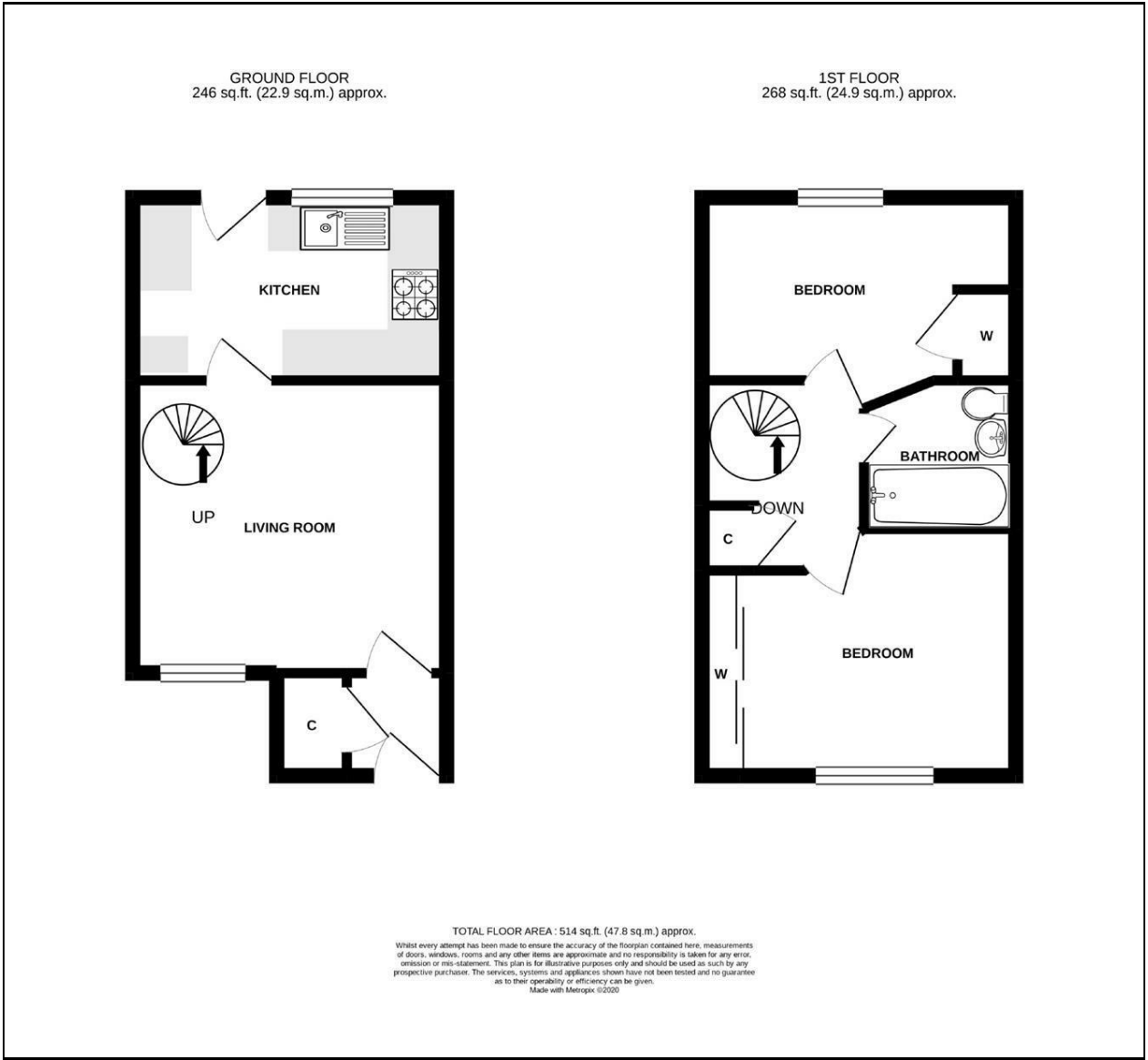
To the rear of the property is a private garden, fully enclosed by fencing and hedging with initial patio area, accessed from Kitchen area and down step to mainly laid to lawn area with hard standing for a shed and further access area at the rear with pathway leading to the front of the property.

The property also benefits from allocated parking for at least two cars.

EPC RATING: C

WAM 6268

D4 - 18/01/2022



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island onto St. Peters Drive. Continue along and take the 2nd left into Caldý Avenue, where number 17 can be found on the left hand side, as indicated by our For sale board.