

Allan Morris

estate agents



Bamburgh Crescent, Worcester

A modern four bedroom detached family home, situated in a quiet location within the popular Warndon Villages area of Worcester.



OFFERS OVER £350,000

NO ONWARD CHAIN

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15, Bamburgh Crescent, Worcester, WR4 0QX

All measurements are approximate. Accommodation in more detail comprises:

The property is entered via part obscure glazed UPVC door giving access into:

ENTRANCE HALL:
with ceiling light point, stairs rising to the first floor, radiator and door to:

DOWNSTAIRS CLOAKROOM:
fitted with low level W.C., pedestal wash hand basin, radiator, extractor fan, ceiling light point.

SITTING ROOM: 16'4" max (into bay) 14'9" min x 12'1" max 10'5" m
the centrepiece of which is a fireplace with tiled hearth, bay window to the front aspect with integral fitted blinds, television aerial point, telephone point, ceiling light point, wall light point, two radiators, coving and double opening glazed panel doors through to:

DINING ROOM: 12'1" x 8'10"
with light point, radiator, door to Kitchen and door to:

CONSERVATORY: 9'2" x 10'0"
with double opening double glazed doors out to the side, ceiling light point with fan, tiled floor.

KITCHEN: 8'10" x 8'10"
fitted with a matching range of base and wall mounted units, one and a half bowl stainless steel drainer sink unit with mixer tap over, tiled splashback, integral double oven with gas hob and extractor hood over, integral dishwasher, under cabinet lighting, ceiling light point, window to the rear aspect, tiled flooring, radiator, door to:

UTILITY ROOM: 8'11" x 5'2"
fitted with a matching range of base and wall mounted units, stainless steel drainer sink unit with mixer tap over, tiled splashback, space and plumbing for washing machine and tumble dryer, integral fridge freezer, radiator, ceiling light point, cupboard housing the Worcester gas central heating boiler, obscure window to the side aspect, part obscure glazed UPVC door giving access out to the rear garden

From the Entrance Hall, stairs rise to the first floor:

LANDING:
with obscure glazed window to the side aspect, ceiling light point, hatch with loft ladder giving access into roof space, door to airing cupboard housing the hot water tank, door to:

BEDROOM 1: 12'11" maximum (to rear of wardrobes) x 11'7"
with window to the front aspect, ceiling light point, radiator, range of fitted wardrobes with mirrored doors, television aerial point and door to:

En-Suite Shower Room:
fitted with low level W.C., pedestal wash hand basin, fully tiled shower cubicle, radiator, recessed ceiling light points, shaver point, obscure window to the side aspect, extractor fan.

BEDROOM 2: 10'5" x 9'3"
with window to the front aspect, ceiling light point, radiator.

BEDROOM 3: 11'1" x 7'7"
with window to the rear aspect, ceiling light point, radiator.

BEDROOM 4: 9'0" x 8'8"
with window to the rear aspect, ceiling light point, telephone point, radiator.

FAMILY BATHROOM:
fitted with low level W.C., wash hand basin, double shower, ceiling light point, extractor fan, heated towel rail, shaver point, obscure window to the rear aspect.

OUTSIDE:
To the front of the property is a private driveway with gated access down the left hand side of the property. There is a covered porch area with courtesy outside lighting and access into:

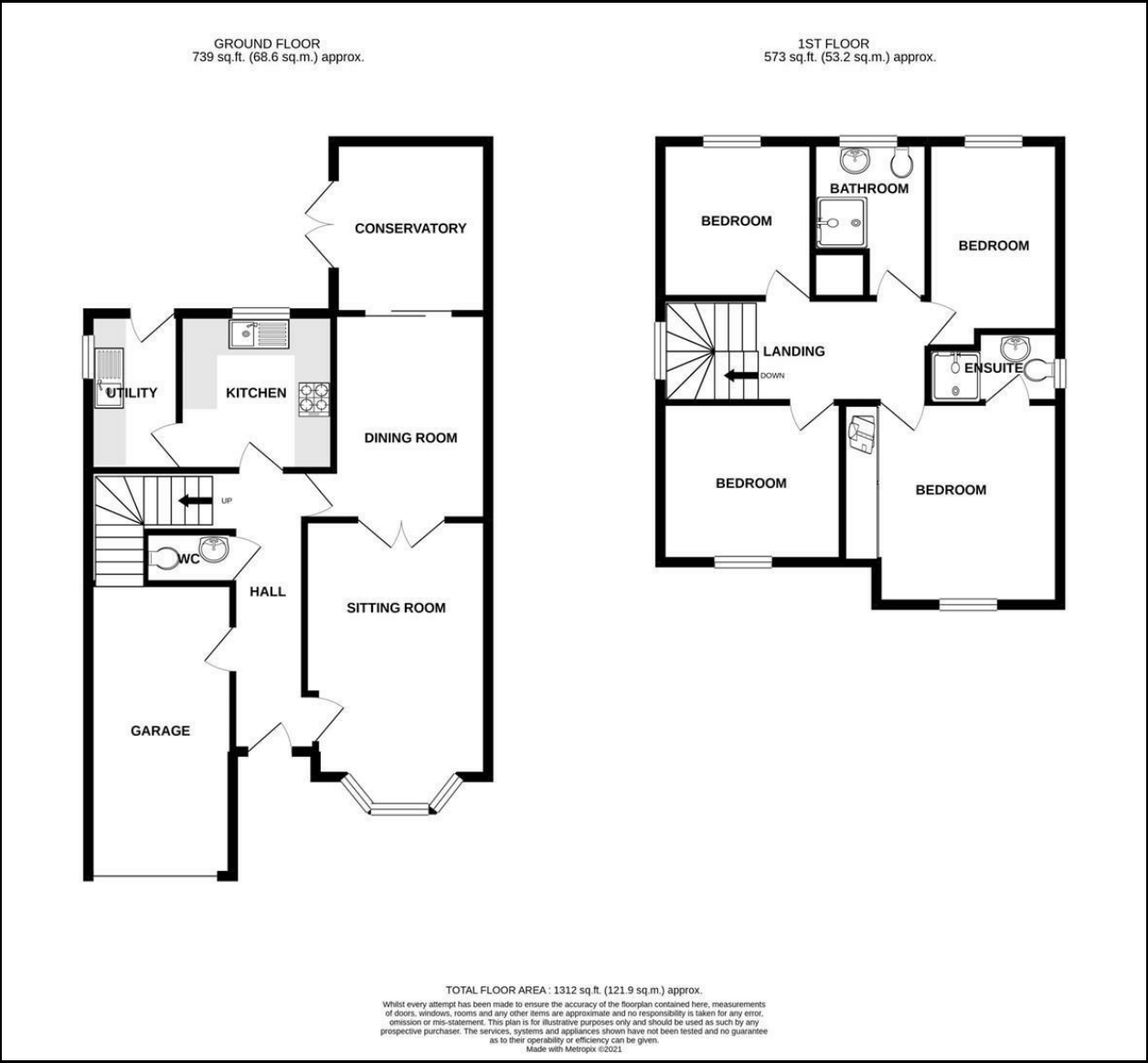
INTEGRAL SINGLE GARAGE: 15'9" x 7'9"
via electric door, and can also be accessed via door from Entrance Hall, with power and lighting and further door giving access out to the side passageway.

The rear garden enjoys a sunny aspect through large parts of the day, initially onto a patio seating area with useful outside tap. The garden is laid to astro turf style lawn with a further patio area and hard standings to the rear and is fully enclosed by fencing. To the opposite side is further gated access out to the side of the property as well as a wide pathway area.

EPC RATING: D

WAM 6625

D1 - 14/12/2021



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 Newtown Road and bear left at the Hospital onto Woodgreen Drive. At the fifth traffic island bear right onto Hastings Drive and turn into Goodrich Avenue and then, take the second left into Bamburgh Crescent. Follow the road round, where number 15 can be found on the right hand side, as indicated by our For Sale board.