

EPC graph to go here

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Allan Morris

estate agents



Hampton Close, St. John's, Worcester

A well presented, detached three bedroom family home, situated in a quiet close within the popular St. John's area of Worcester.



£350,000

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2, Hampton Close, St. John's, Worcester, WR2 5LX

All measurements are approximate. Accommodation in more detail comprises:

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

ENTRANCE HALL:
with ceiling light point, under stairs cupboard, radiator with decorative cover, stairs rising to the first floor, door to:

SITTING ROOM: 15'3" maximum (into bay) 12'11" minimum x 11'10"
the centrepiece of the room is a multi fuel burner with granite hearth, bay window to the front aspect, radiator, ceiling light point, archway through to:

OPEN-PLAN KITCHEN / DINER: 18'2" x 9'10"
initially to:

Dining Area:
with full height double glazed windows to the rear aspect and double glazed door giving access out to garden, ceiling light point, radiator.

Kitchen:
fitted with a matching range of base and wall mounted units with one and a half bowl stainless steel drainer sink unit with mixer tap over, integral oven with extra width gas hob and extractor hood and lighting over, integral fridge, space and plumbing for dishwasher, recessed ceiling light points, under lighting, breakfast bar area, window to the rear aspect, door giving access back to Entrance Hall, part obscure glazed wooden door through to:

UTILITY ROOM: 8'0" x 5'8"
with space and plumbing for washing machine, wall mounted gas combination boiler, ceiling light point, base unit, space for fridge freezer, radiator, sliding part obscure glazed door giving access out to side of property, door into garage and door into:

DOWNSTAIRS CLOAKROOM:
with low level W.C., pedestal wash hand basin with mixer tap over, radiator, ceiling light point, two obscure windows to the rear aspect.

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

LANDING:
with window to the side aspect, ceiling light point, hatch giving access into boarded loft space with loft ladder and lighting, door to:

BEDROOM 1: 15'3" maximum (into bay) 12'11" minimum x 10'7"
with bay window to the front aspect, ceiling light point, radiator.

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

BEDROOM 3: 8'2" x 7'4"
with window to the front aspect, ceiling light point, radiator.

FAMILY BATHROOM:
with low level W.C., pedestal wash hand basin with mixer tap over, fully tiled double shower, bath, recessed ceiling light points, heated towel rail, obscure window to the rear aspect.

OUTSIDE:
To the front is a lawned garden with gated access to two sides, covered porch area, access into:

SINGLE GARAGE: 14'2" x 7'10"
via double opening wooden doors, window to the side aspect, ceiling light point, useful storage area over, power.

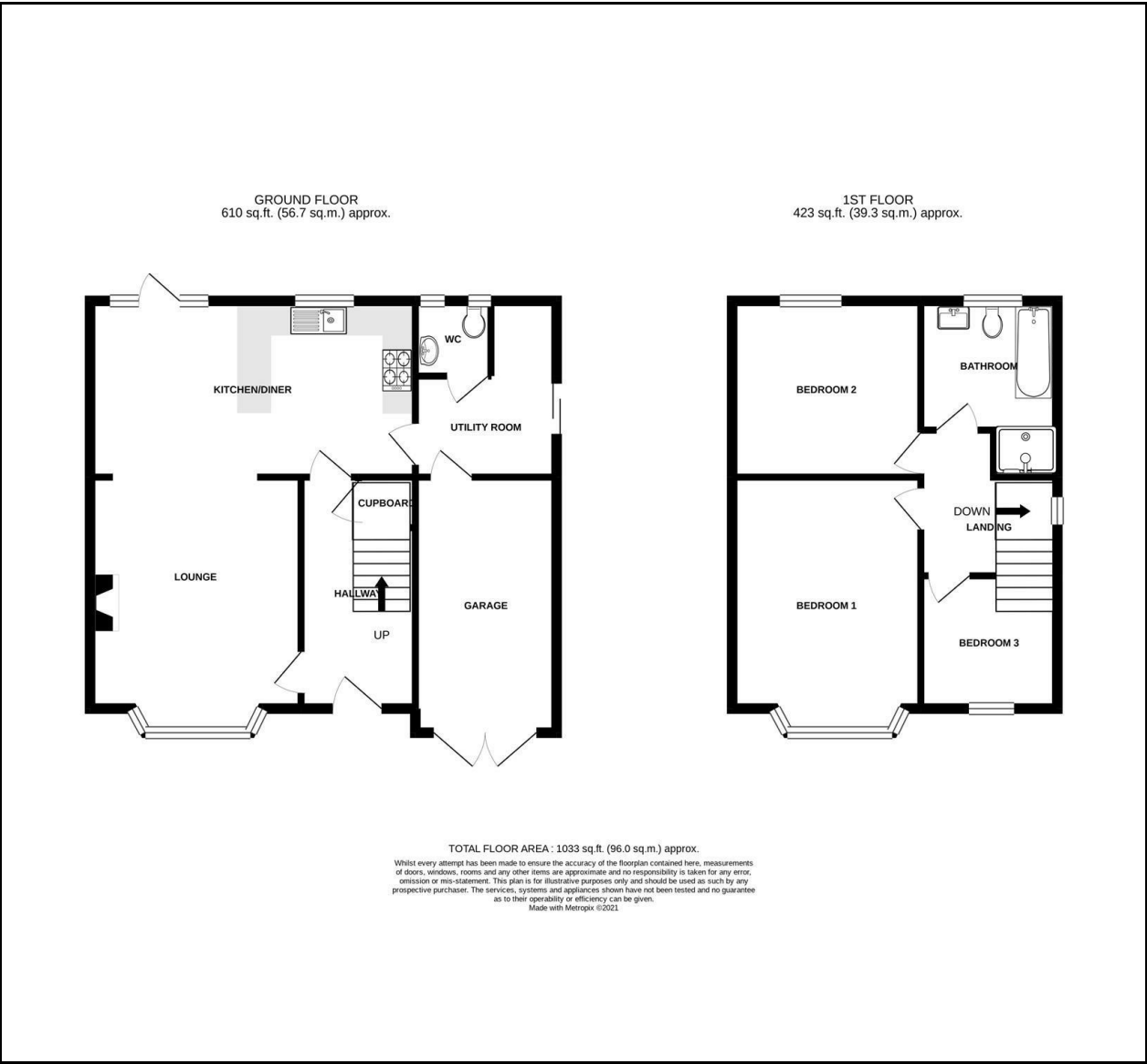
To the right hand side of the property is gated access and pathway with outside tap and lighting.

The rear garden is initially laid to patio area with the majority of the garden laid to lawn with a shrub border and further patio area to the right hand corner, all enclosed by fencing. To the opposite side is a useful shed, log store and gated access back to the front.

EPC RATING: E

WAM 6619

D1 - 29/11/2021



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 New Road and carry straight on over the island into St. John’s. Stay in the right hand lane and go straight on over the traffic lights. Turn right into Comer Road, then third left into Laugherne Road. Continue along and turn left into Hampton Close, where number 2 can be found on the right hand side, as indicated by our For Sale board.