



Connells

Powderham Avenue
WORCESTER



Property Description

A beautiful two bedroom home with entrance porch, sitting room/breakfast kitchen, downstairs WC, bathroom and rear garden. This home has recently been renovated to a high standard with underfloor heating downstairs. The property also has two parking spaces to the front of the property.

Location

The Berkeleys are one of four villages that make up Warndon Villages, and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub, the Three Pears and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

This property is located in the area of Berkeley Hunderton an area within the main Berkeley village. Within Berkeley Hunderton are many cycle paths, nature walks and an astroturf play area. Schools catchment is fantastic with the local primary being Oasis Academy and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Distance to M5 - 1.4 Miles

Accommodation Details

Ground Floor

Entrance Porch

uPVC Front door, Front facing uPVC double glazed window, ceiling light, underfloor heating

Sitting Room/Kitchen

Front facing uPVC double glazed window, recess spotlighting, ceiling light, White sink with drainer, Range of wall and floor mounted units, induction hob with cookerhood, integral oven, microwave, dishwasher, fridge and freezer. Breakfast bar, storage cupboard, door to WC, uPVC double glazed sliding door, underfloor heating

Downstairs Wc

Ceiling light, WC, wash hand basin, underfloor heating

Bedroom One

Front facing uPVC double glazed window, recess spotlighting, single panel radiator, built in wardrobes

Bedroom Two

Rear Facing uPVC double glazed window, ceiling light, single panel radiator, built in wardrobes

Bathroom

Side facing uPVC double glazed window, Bath with shower over, WC, wash hand basin with storage cupboard underneath, heated towel rail

Outside

Outside Front

Pathway to front door and side gate

Outside Rear

To the rear of the property there is a fully enclosed rear garden, paved patio area leading to astro turf garden, shed

Parking

To the front of the property there are two allocated parking spaces

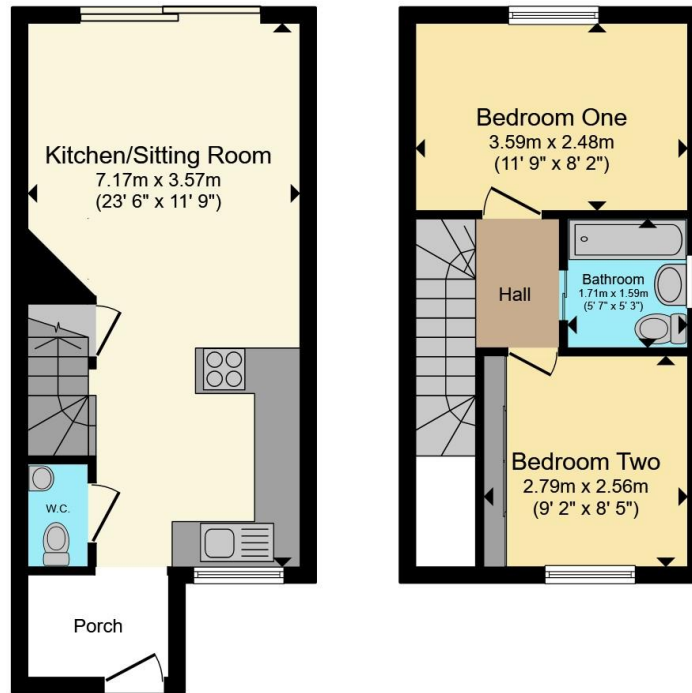
Services

All mains services are connected to the property.









Ground Floor

First Floor

Total floor area 51.6 m² (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Ankerage Green
 WORCESTER WR4 0DZ

Directions to this property:

From the Warndon Villages office turn left onto Ankerage Green, Turn right onto Mill Wood Dr, Turn left onto Plantation Dr, At the roundabout, take the 3rd exit onto Woodgreen Dr/B4638, At the roundabout, take the 3rd exit onto Hastings Dr, Turn right onto Powderham Ave, continue along this road and the property will be located on the right hand side.

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVL307618



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Property Ref: WVL307618 - 0003