

# Philip Laney & Jolly



## Drake Avenue St Johns Worcester

- Spacious Semi Detached
- Three Bedrooms
- Lounge/ Diner
- Gas Fired Central Heating
- Pvcu Double Glazing
- Driveway & Gardens

**Price Guide: £129,950**

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01905 26664

# 272 Drake Avenue St Johns Worcester WR2 5RZ

## DESCRIPTION

Good sized semi-detached property situated on the Western outskirts of the city. Comprises of entrance hallway, lounge/diner, kitchen, three bedrooms, and bathroom. Benefitting from gas fired central heating, PVCu double glazing, enclosed rear garden and off road parking. Ideal first or investment purchase.

## ENTRANCE HALL

With Stairs rising to the first floor, under stairs cupboard housing electric meters, tiled flooring, half wooden panelled walls rising to the first floor, panelled radiator, coving to the ceiling.

## LOUNGE/DINER

6.02m(19'9") x 3.25m(10'8") min

Double glazed window to front aspect, double glazed French door to the rear garden, fitted gas fire with brick surround and back boiler supplying domestic hot water and radiators.

## KITCHEN

3.51m(11'6") x 2.92m(9'7")

Fitted with a range of wall and base units, stainless steel sink unit and drainer fitted electric oven and 4 ring gas hob over. Part tiled walls, plumbing for automatic washing machine. Double glazed security door to side.

## LANDING

Doors to all main upstairs rooms, airing cupboard housing insulated cylinder and immersion heater.

## BEDROOM 1

3.51m(11'6") x 3.20m(10'6") min

Double glazed window to front aspect, panelled radiator and access to the roof space.

## BEDROOM 2

3.76m(12'4") x 2.46m(8'1")

Double glazed window to rear aspect, double panelled radiator.

## BEDROOM 3

3.07m(10'1") x 2.06m(6'9")

Double glazed window to front aspect, panelled radiator.

## BATHROOM

2.51m(8'3") x 1.65m(5'5")

Obscure double glazed window to rear, part tiled walls, suite comprising of bath with shower attachment over, low flush WC, pedestal wash hand basin, double radiator.

## OUTSIDE FRONT

Block paved drive way giving parking for two cars, to one side small screened sitting area..

## OUTSIDE REAR

Good sized rear garden which is laid mainly to patio, gated side access, outside tap and two outside stores

## SERVICES

Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection.. We have not carried out any tests on the services, heating system or any appliances, and cannot therefore confirm that they are free from defects or in working order.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

## TENURE

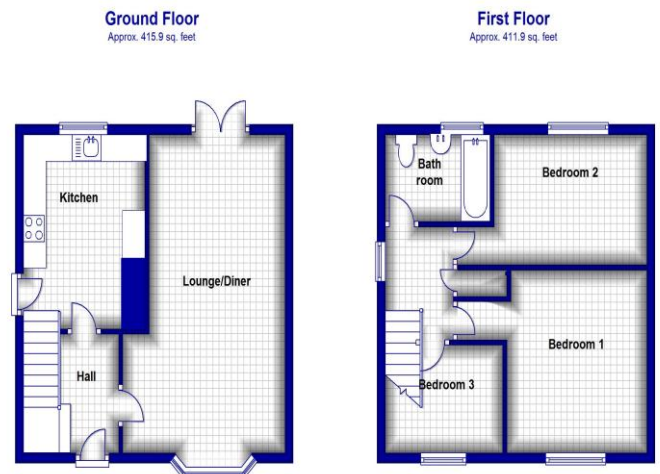
We understand (subject to legal verification) that the property Freehold

## VIEWING

Strictly by arrangement with the Agents, 01905 26664 Please ring is to make an appointment. We are open from 9am to 5.30 pm Monday to Friday and 9am to 4pm on Saturdays.

## DIRECTIONS

From our office proceed in a westerly direction passing the Elgar statue, continue over the River Severn Bridge and go straight over the main roundabout into St Johns, keep in the right hand lane at the traffic lights and continue straight over on to the Bromyard Road (A44). After 1.2 miles turn right in to Tudor Way, continue over the mini roundabout then take the 2nd turning on your right on to Drake Avenue where the property can be found on the left hand side indicated by the agents For Sale board.



Total area: approx. 798.8 sq. feet

