



QualitySolicitors
Parkinson Wright
Estate Agents



Columbia Drive, Worcester, WR2 4XR

Price Guide £290,000

- Semi Detached Bungalow
- Open Plan Lounge/Dining Room
- Gas Central Heating & Double Glazing
- NO ONWARD CHAIN
- Extended Kitchen & Dining Room
- Two Double Bedrooms
- Detached Garage & Driveway

70 Columbia Drive, Worcester WR2 4XR

A rare opportunity to acquire a two bedroom semi detached bungalow with garden, garage & driveway situated in the sought after area of Lower Wick, St. Johns. EARLY VIEWING ESSENTIAL.



Council Tax Band: C





LOCATION & DESCRIPTION

Lower Wick is a well regarded residential area within easy reach of the city of Worcester. It is conveniently located for access to local amenities, transport links and the centre of St Johns. Within the area there are various facilities to include a leisure centre, swimming pool, supermarkets, shops, pubs, restaurants and sports grounds. The property is a well proportioned semi detached bungalow having been extended. Access is via a UPVC part double glazed front door opening into:-

RECEPTION HALL

9'5 x 5'8

Ceiling light, loft access, radiator, useful storage cupboard and doors lead to:-

LOUNGE/DINING ROOM

25'7 x 11'10 (max)

A good size reception room combining lounge and dining areas with three ceiling lights, rear facing double glazed French doors opening onto the garden with matching double glazed panels either side, two radiators, and fireplace with electric fire inset. Door to:-

KITCHEN

13'9 x 8'9

An extended kitchen with two ceiling strip lights, rear facing double glazed window, side facing semi opaque UPVC door giving rear access and radiator. There are a range of wall, base and drawer units with roll top work surface over, tiled splashback, one and a half bowl stainless steel sink with matching drainer and mixer taps, four ring gas hob with extractor fan over, built in oven and space for appliances.

BEDROOM ONE

11'10 x 11'6

A good size principal bedroom with ceiling light, front facing double glazed window and radiator.

BEDROOM TWO

8'10 x 8'6

Another double bedroom with ceiling light, front facing double glazed window, radiator and built in furniture to include wardrobes with cupboards over.

SHOWER ROOM

7'3 x 5'4

Adapted as a wet room with ceiling light, front facing opaque double glazed window, radiator and useful walk in cupboard providing storage space and a wall mounted 'Worcester' boiler. There is a three piece white suite consisting of a walk in shower, wash hand basin and a low level W.C.

OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking. Access through wrought iron gates lead to the garage, front door and rear doors.

To the rear of the property is a low maintenance slabbed garden and borders with a variety of mature shrubs.

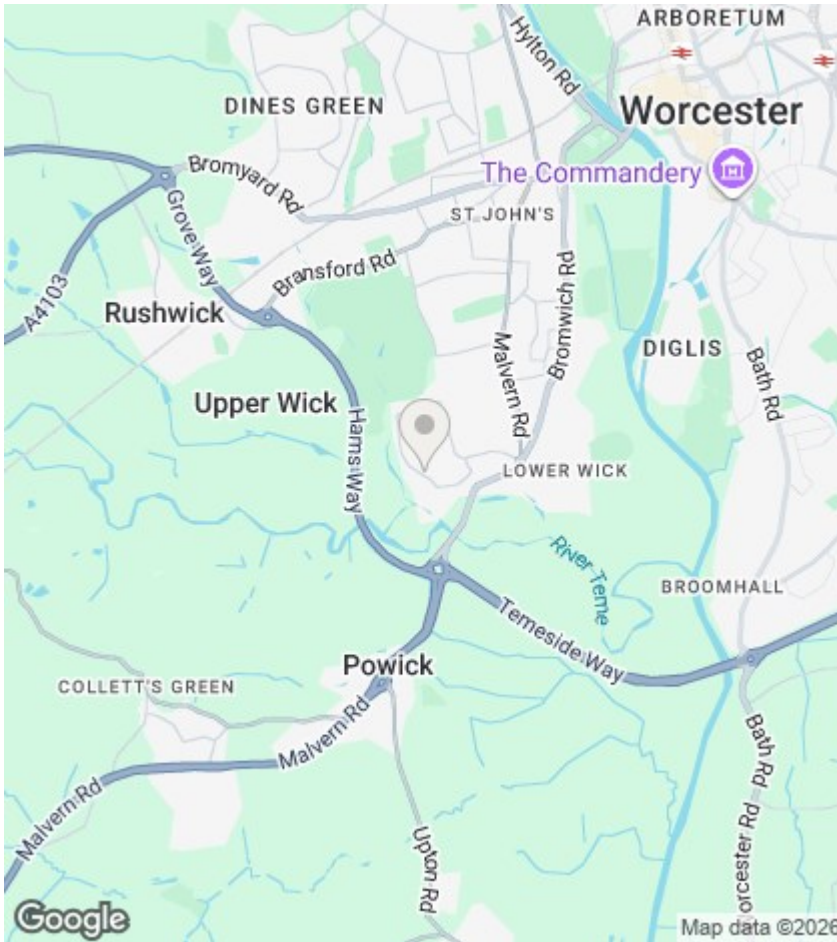
DETACHED GARAGE

17'9 x 8'1

With up and over door, light, power and a side facing part glazed door provides a separate access to the garden.

SERVICES

We believe all mains services are connected to the property but have not been verified by the agent.



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and other features should be undertaken and interpreted by those who are professional in nature. The parties, systems and appliances shown here are not tested and not guaranteed. All is to be interpreted as a guide only. Made with SketchUp 2017.4