



# Marion Close, Northwick, Worcester, WR3 7LP

## £295,000

Ref: 26942122

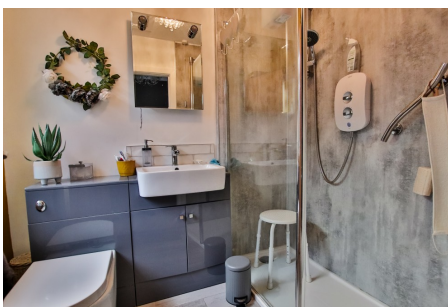
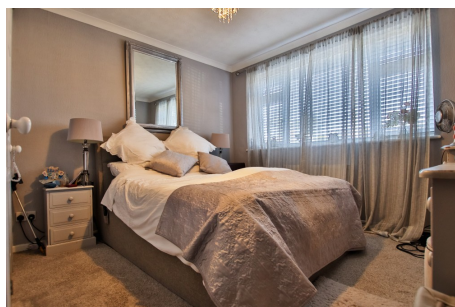
The property features a spacious entrance hall leading to a living room, and a light dining area to the rear of the property. The modern kitchen provides access to the rear garden through an enclosed driveway.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



# Property Description

This charming semi-detached bungalow is situated in the peaceful cul-de-sac of Northwick, a highly sought after area.

The bungalow further comprises of two bedrooms and a superb modern-shower room. Further amenities include double-glazed windows, gas central heating, a carport, garage and enclosed rear garden that look over the allotments behind.

Council Tax Band C - Worcester Council

## Entrance Hall

**Living Area** - 16' 11" x 10' 9" (5.16m x 3.28m)

**Dining Area** - 10' 4" x 7' 8" (3.15m x 2.34m)

**Kitchen** - 8' 9" x 7' 3" (2.67m x 2.21m)

**Bedroom 1** - 11' 4" x 10' 9" (3.45m x 3.28m)

**Bedroom 2** - 8' 9" x 8' 5" (2.67m x 2.57m)

## Shower Room

## Garage and Carport

**Agents Note** - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

**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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

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# FloorPlans

