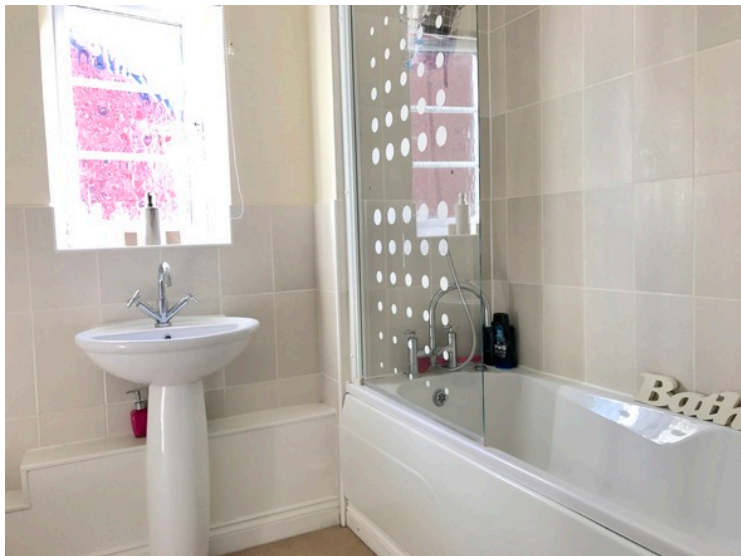


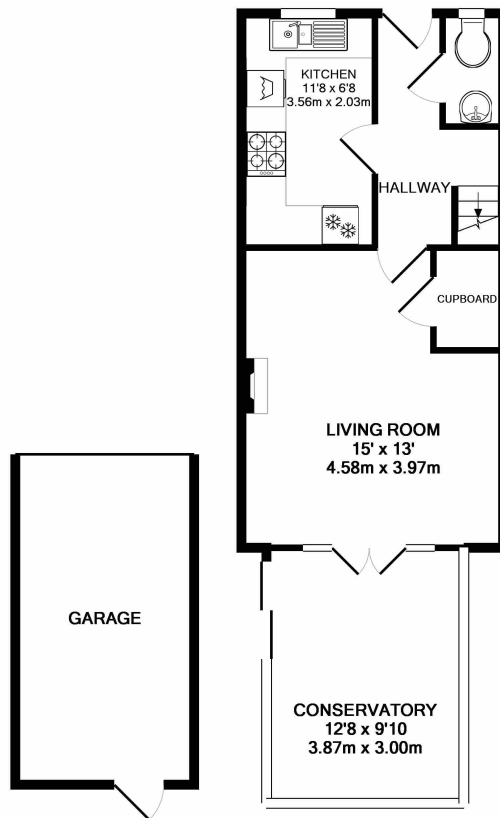
**Harter Row, Worcester, WR4
£220,000, Freehold**



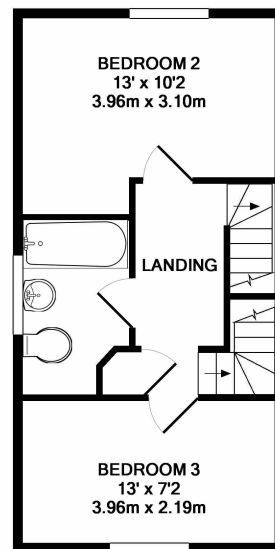
Harter Row is located in a quiet residential development, built around 2006 and located in a popular area of Wardon in Worcester. This well presented modern semi-detached townhouse would make an ideal family home for those wanting easy access to the many facilities available within the locality, such as major supermarkets, retail parks and numerous local shops.



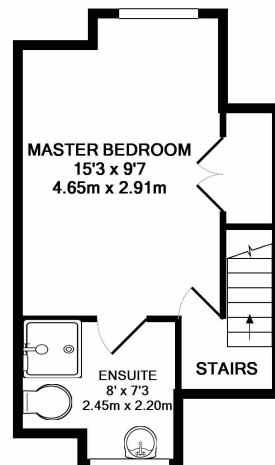




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

www.estatedirect.com give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

Harter Row is located in a quiet residential development, built around 2006 and located in a popular area of Wardon in Worcester. This well presented modern semi-detached townhouse would make an ideal family home for those wanting easy access to the many local facilities available within the locality, such as major supermarkets, retail parks and numerous local shops.

Transportation links include the M5 motorway just a short distance away. There is also a regular local bus service running in the area. Rail links include Worcester Shrub Hill railway station at approx. 1.5 miles,

Choices of primary schools nearby include Oasis Academy St Joseph's Catholic Primary School and Cranham Primary School.

High schools include Tudor Grange Academy and Bishop Perowne CofE College. These educational establishments score well with Ofsted ratings.

There are many recreational amenities close to the property address, including parks, playing fields and the new Worcester swimming pool.

Worcester City and its main shopping centres are an easy drive away. The local area also boasts a number of public houses and restaurants. Doctor's surgeries, dentists and opticians are just a short distance from the property address. Worcester Royal hospital is about a mile away from the property.

The accommodation briefly comprises; Living room, kitchen, downstairs cloakroom, sitting room, three good size bedrooms, (with en-suite in master bedroom, a conservatory and a rear garden with patio seating area, and off road with single garage.

The property benefits from gas fired central heating and double glazing throughout.

The approach to the property is via a small front low maintenance garden area with pathway leading to the open storm porch with outside lighting and to the front uPVC composite residential entrance door with double glazed window panel with mock Georgian bar and enter into;

Hallway 2.03m x 3.56m

Painted walls, smoke alarm, ceiling point, smoke alarm, wall mounted radiator, fully fitted carpeted flooring, room thermostat, stairs to first floor, door to storage cupboard, and doors to

D/S Cloakroom 0.91m x 1.72m

Painted walls, ceiling point, wall mounted radiator with thermostatic valve, extractor fan, vinyl flooring, two piece cloakroom suite consisting of white low level closed couple WC and white pedestal hand wash basin with mixer tap and built under storage unit, ceramic splash back tiles, white uPVC double glazed window with mock Georgian bar and obscure glass overlooking front aspect.

Kitchen 2.03m x 3.56m

Painted walls, white uPVC double glazed window with mock Georgian bar overlooking front aspect, ceiling point, extractor fan, wall mounted radiator with thermostatic valve, fully fitted kitchen base and wall units in a shaker style and in medium oak colour with contrasting silver coloured handles, granite effect rolled top work surfaces with upstands, ceramic splash back tiles, one and half bowl stainless steel sink with swan neck mixer tap, plumbed for washing machine, built-in fridge/freezer, built-in Bosch gas hob, built-in Bosch electric oven, Bosch stainless steel overhead cooker hood with matching splash back, wooden laminate flooring,

Living room 3.97m x 4.58m

Painted walls, two pendant ceiling points, fully fitted carpet flooring, two wall mounted radiators with thermostatic valves, feature wooden fire surround with conglomerate marble back and hearth and with inset electric fire, built-in storage cupboard, white uPVC combination of French doors and side windows with access to the conservatory and on to the rear garden area.

Conservatory 3.00m x 3.87m

White uPVC double glazed Edwardian style conservatory with shiplap effect lower panels and double glazed windows above with featured leaded and crystal motifs to the top lights, double glazed glass roof, central ceiling fan/ light combination, uPVC sliding patio doors lead to the side of the property and allow access to the rear garden, wooden laminate flooring,

Carpeted stairs leading to first floor landing (Landing 1.98m x 3.38m)

Fully fitted carpeted flooring, painted walls, pendant ceiling point, smoke alarm, stairs to second floor and a door to airing cupboard with hot water cylinder with thermostatic control.

Rear Bedroom 3.96m x 2.19m

Pendant ceiling point, painted walls, white uPVC double glazed window with mock Georgian bars overlooking rear aspect, wall mounted radiator with thermostatic valve, fully fitted carpet flooring.

Front Bedroom 3.96m x 3.10m

Pendant ceiling point, painted walls, white uPVC double glazed window with mock Georgian bars overlooking front aspect, wall mounted radiator with thermostatic valve, fully fitted carpet flooring.

Bathroom 1.89m x 2.73m

Ceiling point, extractor vent, white uPVC double glazed window with mock Georgian bar and obscure glass, wall mounted radiator with thermostatic valve, fully fitted carpeted flooring, painted walls, ceramic tiled walls, three piece bathroom suite consisting of white panel bath with shower mixer tap, glass shower screen over bath, white low level closed couple WC, white pedestal hand-wash basin,

Carpeted stairs leading to second floor landing

Ceiling point, smoke alarm, painted walls and door to

Master Bedroom (rear) 2.91m 4.65m

Painted walls, white uPVC double glazed window with mock Georgian bar overlooking front aspect, two wall mounted radiators with thermostatic valves, built in double wardrobe with double doors with hanging rail and shelving and door to

En Suite 2.20m x 2.45m

Painted walls, ceiling point, extractor vent, mosaic style ceramic tiled walls, two piece suite consisting of white low level closed couple WC and white pedestal hand wash basin, fully fitted carpeted flooring, wall mounted light/shaver point, wall mounted radiator with thermostatic valve, walk-in shower cubicle with shower tray and mixer shower and white uPVC double glazed window with obscure glass overlooking rear aspect.

Outside

Front

Small lawn fronted area with plants and shrubs, pathway to front of property, tarmac driveway with parking for up to 3 vehicles and leading to the single garage which is set back and with up and over door located to the side elevation of the property.

Rear

Rear garden enclosed by wooden fenced perimeters and the garden area is laid to lawn with borders allowing for plants and shrubs, slabbed paving area at rear of garden with wooden railings creating an patio seating area making it ideal for outside entertaining, wooden shed/summerhouse, outside tap and outside lighting.

The property benefits from Gas central heating, double-glazed windows. Superfast Broadband is available in the area.

General Information

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property 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.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.