

Spencers

Estate Agents

49 Foregate Street
Worcester
WR1 1EE

01905 27272

TO LET

MODERN SEMI-DETACHED HOUSE in established residential locality in St. John's on the western side of the city.



**23, HAWKWOOD CRESCENT, ST. JOHN'S
WORCESTER WR2 6BN**

RECEPTION HALL. LOUNGE.
WELL FITTED KITCHEN/DINING ROOM. LEAN-TO.
THREE BEDROOMS. LUXURY BATHROOM.
GAS CENTRAL HEATING.
ALL REPLACEMENT DOUBLE-GLAZING.
OWN DRIVEWAY/CAR PORT (Parking for THREE CARS)

EPC = D

RENT

£750 p.c.m.

www.spencerandcompany.co.uk

A modern **Semi-Detached House** within this established residential crescent in St. John's on the western side of Worcester. The property is set back behind part-gravelled frontage with brick-paved car standing and the personal driveway to a full-length carport. There is a small, enclosed private garden at the rear.

The accommodation, which has just been redecorated and benefits from both gas central heating and all replacement upvc double-glazing comprises: upvc front door with double glazed inset panel to **Reception Hall** with single panel radiator, telephone point and stairs off. **Lounge** with wide double-glazed window, display recess, long panelled radiator and Ten thirteen amp power points, **Kitchen Dining Room** with well-fitted kitchen area to include oven, hob and extractor and dining area with patio doors to **Wide Lean-To. Landing. Bedroom One (front). Bedroom Two (rear). Bedroom Three (front) and Luxury Bathroom** fully appointed suite and with shower unit.

ACCOMMODATION

Reception Hall:

Single Panel Radiator. Doormat (well). Telephone point. One Thirteen amp power point. Mat and carpet.

Lounge: 14'x13'

Upvc double-glazed window to front aspect. Display (fire) recess. Long double panel radiator. T.V. point. Ten thirteen amp power points. Wood effect flooring. Upvc front door with double-glazing inset panel to:-

Kitchen Dining Room: 17'6" x 8'6"

Kitchen Area:

Wide upvc double-glazed window to rear aspect. Pattern tiled walls. Range of units comprising: single stainless steel drainer sink unit (with high-rise mixer tap) set in long roll edge pattern work surface with three cupboards and space under (plumbing for automatic washing machine). Separate long matching roll edge pattern work surface with three drawer's and three cupboards under. End matching roll edge pattern work surface with built-in gas hob, oven and two cupboards over. Extractor hood. Range of seven wall cupboards separate cupboard housing the Vaillant gas fired combination boiler for central heating and domestic hot water. Cooker point and twelve thirteen amp power points. Fluorescent strip light. Ceramic tiled floor.

Dining Area:

Double panel radiator. Four thirteen amp power points. Ceramic tiled floor. Upvc double-glazed double doors to:

Lean-To

Useful storage area, then to garden.

Staircase to:-

First Floor Landing:

Upvc double-glazed window to side. Built-in airing cupboard with radiator and shelving. One thirteen amp power point. Access to loft. Carpet matching with stairs. Doors to:

Bedroom One: 11’x9’3”

Wide upvc double-glazed window to front aspect. T.V. point. Double panel radiator. Eight thirteen amp power points. Beige carpet.

Bedroom Two: 10’8” x 10’

Wide upvc double glazed window to rear aspect. Single panel radiator. T.V. point. Single panel radiator. Six thirteen amp power points. Beige carpet.

Bedroom Three: 8’x 7’9”

Upvc double-glazed window to front aspect. Double panel radiator. Four thirteen amp power points. Beige carpet.

Luxury Bathroom:

Full pattern tiling to walls. Suite in white comprises: Panelled (kidney-shaped) bath, mixer taps, shower mixer and shower screen, pedestal wash hand basin and low level close coupled W.C.. Chrome radiator / towel rail. Upvc (obscure) double-glazed window. Tile effect flooring.

Council Tax

Filed Documents

1. Energy Performance Certificate (Rated D)
2. Fire Risk Assessment
3. Inventory and Schedule of Check-In Condition
4. Electrical Installation Certificate
5. Portable Appliance Test Report
6. Gas Safety Certificate

Tenancy Details upon Request