



# 12 Andy Road, WORCESTER, MA

*Charming 3 BR, 1.5 BA Bungalow on Wooded Lot on Dead End Street*

**LISTING PRICE: \$229,000**

## Location:

- West Side, Tatnuck Square Neighborhood
- West Tatnuck/Forest Grove/Doherty High School District
- Walking Distance to Tatnuck Square
- Near Recreation, Shopping, Restaurants, Banks, Public & Private Schools, Colleges, Houses of Worship
- 1.6 Miles from Worcester Regional Airport

## Exterior:

- .29 Acre Wooded Lot on Dead End Street
- Back Yard Adjacent to Private Golf Course
- Vinyl Sided
- Updated Roof (Approx. 2008) with Architectural Shingles
- Freestanding Wood Deck in Back Yard
- Stone & Brick Single Car Garage with Storage Space
- 4-Car Paved Driveway

## Interior Workings:

- Oil Fired Hot Water Baseboard Heat
- Window AC
- All Appliances Included
- Updated High Efficiency Boiler (2014)
- Boiler-Fired Hot Water Heater (2014)
- Electrical: 100 Amps, Circuit Breakers



## Interior:

- 1,593 +/- Square Feet of Living Space on Two Levels; 3 Bedroom, 1.5 Bath
- Additional 910 +/- Square Feet in Unfinished Basement
- 1st Floor Bedroom (Currently Used as Dining Room) and Full Bath
- Hardwood Floors and Updated Insulated Windows on 1st and 2nd Levels
- Large Living Room with Working Fireplace with Bluestone Hearth and Updated Liner
- Bright 4-Season Porch/Bonus Room on Front of House
- Eat-In Kitchen with Updated Dishwasher, Range and Vinyl Floor
- Coat and Boot Nook in Rear Entryway
- Laundry in Basement