



67 Bath Road, Worcester
WR5 3AB

This very spacious Victorian house located close to the town centre genuinely has enormous potential for someone who is keen to take on a project. A lot of hard work will need to be done, so this property isn't suitable for someone with just DIY experience and the odd free evening! However, with so much character and a price reflecting the need for renovation, this would make a fantastic purchase for an investor or perhaps someone with building knowledge or friends in every trade!

The house offers over 1000 square feet of accommodation including three bedrooms, two reception rooms, a downstairs wet room and an upstairs bathroom. The tiered back garden also needs work but offers a blank slate to become a wonderful outdoor space, either simple or creatively landscaped. Likewise the cellar could be transformed into more than just a storage space and the area in front of the house offers potential off-road parking, subject to agreement by the council. The location on the Bath Road is just a short walk from the canal, the River Severn and the town centre.

If the time, effort and skills you'd need to bring haven't discouraged you from considering this property, then please book a viewing to see how much character it has. You could create a home that you have truly put your own stamp on, whether that be with original features restored or a more up-to-date appearance and layout. Either way, the end result is sure to look stunning!

FREEHOLD





Agents Note

Please note that a Buyers Fee of £950 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 "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.

All measurements are approximate and for display purposes only



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