



Church Road



Church Road Worcester

Offers in Region of £200,000

This well presented period end of terraced home must be viewed. The property benefits from offering good access to the city centre as well as nearby amenities with the house comprising entrance hall, two reception rooms, kitchen, two double bedrooms and bathroom. To the rear is a low maintenance south facing garden. The home is offered for sale with no onward chain.

We've Noticed

- End of terrace home
- Period features
- 2 reception rooms
- 2 double bedrooms
- No onward chain
- South facing rear garden



Entrance

Through front entrance door into hallway with ornate floor tiles, doors into front and rear reception room.

Front reception room

With front aspect double glazed bay window, original wood flooring, radiator and fireplace with log burner.

Rear reception room

With rear aspect double glazed sash window, original wood flooring, feature fireplace, radiator and door into kitchen as well as double doors into the under stairs storage area housing electric and gas meters..

Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, wall mounted boiler side aspect double glazed windows and door to rear garden. radiator, space and plumbing for washing machine and further under counter appliance, built-in oven and hob with cooker hood over, built-in dishwasher and space for an upright fridge/freezer.

First Floor Landing

With doors into bedrooms one and two.

Front Bedroom

With front aspect double glazed sash window, radiator and loft access to large boarded loft

Rear Bedroom

With rear aspect double glazed sash window, radiator and door into bathroom.

Bathroom

With WC, wash hand basin, bath with electric shower over, heated towel rail and a rear aspect double glazed sash window.

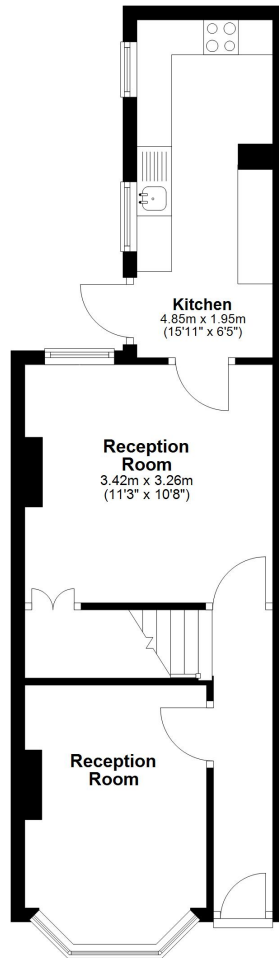
Outside

The front of the property is approached via a pathway and small gravelled foregarden leading to entrance door with wall boundary and ironwork to front. Side access with gate to rear garden which is low maintenance and south facing, laid to a mixture of patio and gravelled areas with garden shed, fenced and walled boundaries.



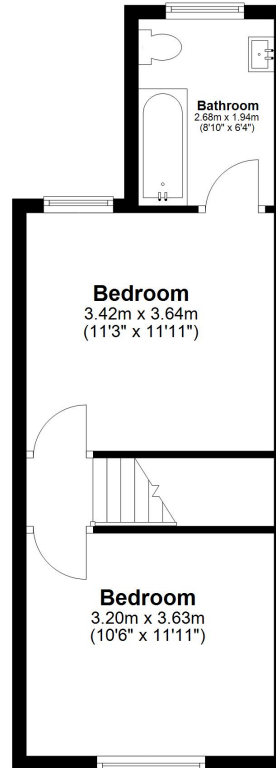
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	58
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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