



Charter Place



Charter Place

Worcester

Offers in Region of £250,000

Position within the city centre offering great access to all of amenities as well as being within walking distance to Pitchcroft Racecourse is this well presented three bedroom Town House. The property comprises entrance hall, kitchen, dining room three double bedrooms with ensuite to bedroom one and family bathroom on the first floor. The property further benefits from a good size garage housing consumer unit. Permit parking for Charter Place and communal gardens can be enjoyed also. The house is offered for sale with no onward chain, A viewing is highly advised!

We've Noticed

- Well presented Town House
- Three bedrooms
- Garage
- Communal gardens
- Communal gardens (no private garden associated to the property)
- No onward chain
- Permit parking



Ground Floor

Entrance Hall

With radiator, wooden flooring and door opening into dining room.

Dining Room

With radiator, wooden flooring and doorway into kitchen.

Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, built-in oven and hob with cooker hood over, front aspect double glazed window, breakfast bar, space and plumbing for washing machine as well as further under counter appliance.

First Floor

First Floor Landing

With doors into bedroom three family bathroom and sitting room.

Sitting Room

A good size room with wooden flooring, Juliet balcony double glazed doors opening out to the front of the property, radiator and electric fire.

Bedroom 3

With double glazed Juliet balcony doors, radiator and wooden flooring.

Bathroom

With WC, wash hand basin, heated towel rail and bath with shower screen and shower over.

Second Floor

Second Floor Landing

With doors into bedroom one, two, wardrobe cupboard and large storage cupboard.

Bedroom 1

With front aspect double glazed window, radiator, and door into ensuite.

Ensuite

With WC, wash hand basin, heated towel rail and bath with shower screen and shower over.

Bedroom 2

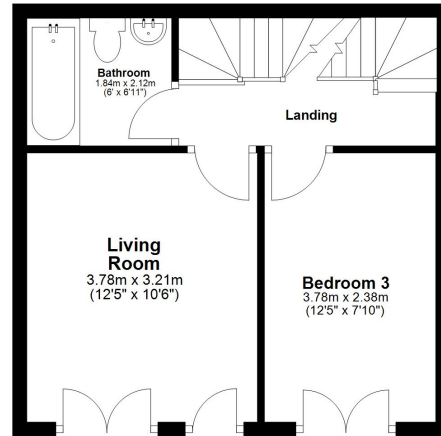
With front aspect double glazed window and radiator.

Outside

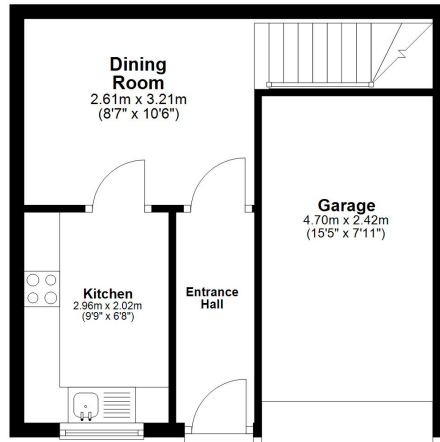
The front of the property is approached accessing the front door and up and over garage. The property benefits from two permits for parking within Charter Place available only to Charter Place residents. While the house does not have its own private gardens there is a very pleasant central communal garden that can be enjoyed.



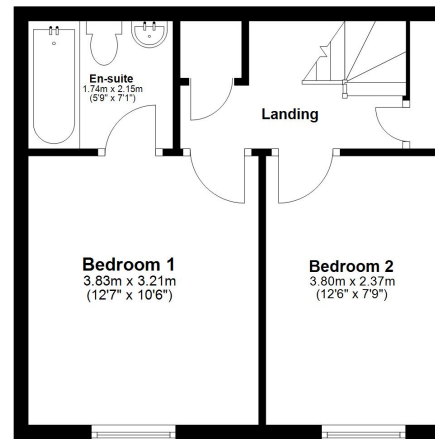
First Floor



Ground Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

