



Derby Road



Derby Road

Worcester

£220,000

This terrace home is located within close proximity to the city centre as well as Fort Royal Park. The property comprises of two double bedrooms, two reception rooms, kitchen, ground floor shower room and a cellar. A viewing is advised to appreciate the finish of the property with refitted bathroom, new carpets/flooring and rewired sockets.

We've Noticed

- Terraced home
- Two double bedrooms
- Close proximity to Worcester city centre
- Two reception rooms
- Ground floor shower room
- Cellar



Entrance

Through front entrance door into sitting room with front aspect double glazed bay window, fireplace, radiator and doorway into dining room/rear reception room.

Sitting Room

3.5m x 3.3m (11' 6" x 10' 10") With front aspect double glazed bay window, fireplace, radiator and door to dining room.

Dining Room

3.5m x 3.8m (11' 6" x 12' 6") With doors down to cellar as well as first floor landing, rear aspect double glazed window and opening into kitchen.

Kitchen

1.7m x 3.4m (5' 7" x 11' 2") With matching wall and base units with work surfaces over, built-in oven and hob with cooker hood over. stainless steel sink and drainer with mixer tap over, side aspect double glazed window and door into rear lobby.

Rear Lobby

With washing machine as well as door leading outside and further door to the ground floor shower room.

Ground Floor Shower Room

With side aspect double glazed window, towel rail, wash hand basin, WC and shower.

Bedroom 1

3.5m x 3.8m (11' 6" x 12' 6") With cupboard, rear aspect double glazed window and radiator.

Bedroom 2

3.5m x 3.4m (11' 6" x 11' 2") With front aspect double glazed window and radiator.

Cellar

A usable cellar space measuring 3.5m x 3.8m (11' 6" x 12' 6")

Outside

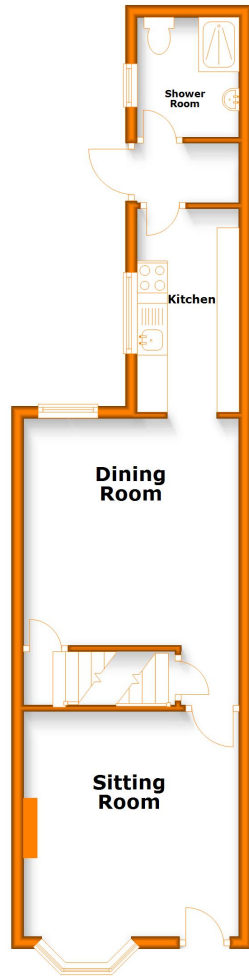
The front of the property is approached via a pathway leading to the entrance door. The rear garden is laid mostly to lawn with patio area and with fenced and hedged boundaries to sides and rear.



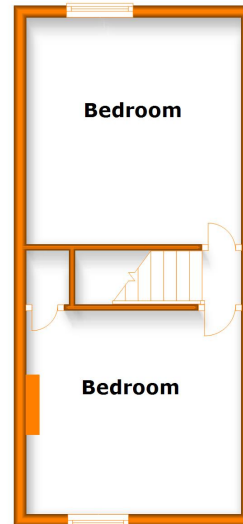
Ground Floor
Approx. 16.8 sq. metres (181.3 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.9 sq. feet)



Second Floor
Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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.

