



London Road



London Road Worcester

£290,000

This property is a beautiful double fronted Victorian cottage conveniently positioned near to the city centre and just a 5 minute walk away from Waitrose. Offering a touch of history, the property could be modernised if chosen, but at the same time is in very good condition. The property comprises of entrance hall, large sitting room with dining area, three bedrooms and a bathroom. The property also consists of a rear courtyard and outbuildings with mix usages, one outside toilet and utility room. Outside is approached via a lawn and paved front garden as well as ample parking for at least four cars to the front of the property.

We've Noticed

- **Period property**
- **Three bedrooms**
- **Front garden and rear courtyard**
- **Large driveway with ample parking**
- **Must be viewed!**



Entrance Room

Walk-through front door into large open entrance hall. The space would be able to double up as a Office space if required, but formally would've been in the living room to the original cottage before being renovated from two cottages into one dwelling. The room itself has a lovely fireplace and hearth as well as a large window overlooking the front garden. From the room it has a door leading through to the kitchen as well as the staircase heading to the first floor.

Kitchen

Walking through into the Kitchen, you have the access down to the cellar. The kitchen is wonderful appointed space with three wall wrap around worktops as well as large sink, the oven and grill , as well as plumbing for a dishwasher. The room is a beautiful light space with large window and glazed door for lots of natural light into the property from the rear, with a view of the rear courtyard.

Living Room and Dining Room

From the kitchen you enter into the living room. A large open living room space, opened up to the full length of the property. The room is a nice light, open space with dual aspect with windows to the front and the rear of the property. The room has been opened up to allow for the room to be a very sizable space enough for both dining, as well as living or however you would choose to.

Bedroom One

Following down the corridor, to the front of the property, you have the main bedroom. A good size double room, positioned to the front overlooking the front garden.

Bedroom Two

Opposite bedroom number three is the second bedroom. Another good size double room positioned to the rear of of the property. The room offers plenty of space for a large bed as well as cupboard and wardrobe spacing. From this room you have access to the loft with a drop-down loft ladder .

Bedroom Three

Another good size double room, Positioned at the front of the property, overlooking the garden and the parking. The bedroom benefits from a large window, allowing for an abundance of natural light and offers plenty of space for a double bed as well as other furniture.

Family Bathroom

Opposite, you have the family bathroom. A beautifully appointed space with exposed hardwood floorboards, walk-in shower, roll top bath, sink and toilet, as well as a large frosted window facing the rear which allows natural light to flood the space. The room also offers an airing cupboard which homes the water tank and immersion heater.

Rear Courtyard & Outbuildings

To the rear of the property is a lovely enclosed courtyard with multiple outbuildings. The courtyard is accessed through the kitchen and is quiet, private patio area with space for a table and chairs. The outbuildings are used for a variety of purposes. One has been changed into a utility room, one outside toilet and two for storage. There are two gates for access to the rear of the property.

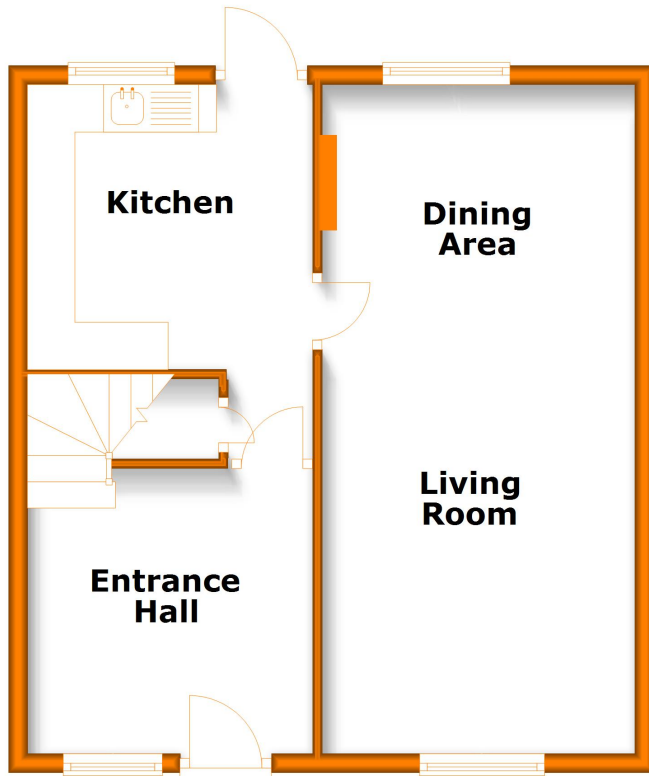
Front Garden & Parking

To the front of the property you can find the main outside space of the property. The garden is a good sized space with a mixture of patio and lawn with a path leading to the front door. The garden offers a great space to sit out and enjoy the surrounds. The property also comes with ample off road parking with enough space to easily fit 4 cars and offers the space to turn to allow access to the main road front facing



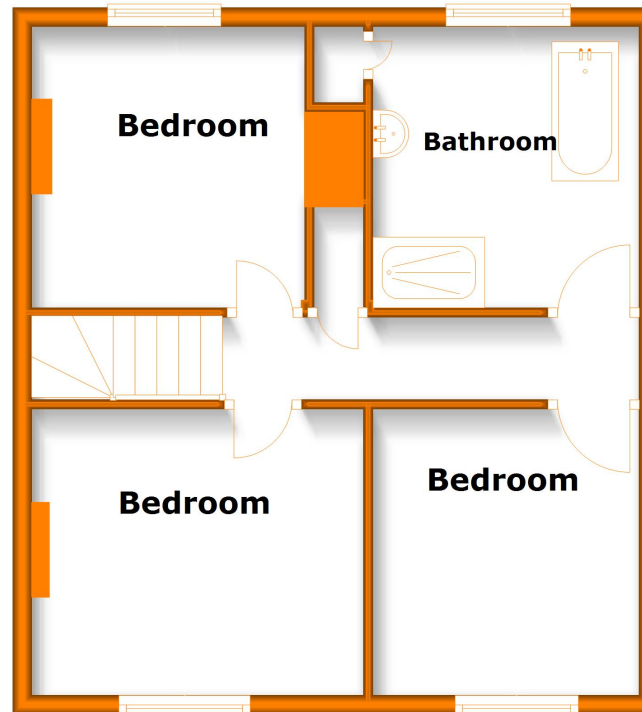
Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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