



Henwick Road



# Henwick Road

Worcester

Offers in Region of £170,000

This second floor flat must be viewed to appreciate the accommodation on offer. The property comprises entrance hall, open plan sitting room/diner and kitchen, two double bedrooms and bathroom. The flat further benefits from a balcony and parking space. It is an ideal purchase for a first time buyer as well as investment buyer and is offered for sale with no onward chain.

## We've Noticed

- **Second Floor Flat**
- **Two double bedrooms**
- **Large open plan sitting room/diner and kitchen**
- **Ideal First Time Buyer/Investment Property**
- **No onward chain**
- **Balcony & Parking**



## Entrance

Through front entrance door with stairs to second floor to front of flat door. Through door into hallway with double glazed windows, radiator, doors into sitting room/diner, bedrooms and bathroom.

## Sitting Room/Diner

A large open plan room with intercom, radiator, rear aspect double glazed window and doors opening to balcony. Opening to kitchen as well as door into large storage cupboard.

## Kitchen

With matching wall and base units work surfaces over, stainless steel sink and drainer with mixer tap over, rear aspect double glazed window, recess for upright fridge/freezer, wall mounted boiler and integrated oven and hob as well as washer/dryer and dishwasher.

## Bedroom 1

A large room with radiator, double glazed bay window with an outlook toward Worcester.

## Bedroom 2

With rear aspect double glazed window and radiator.

## Bathroom

With WC, wash hand basin, P shaped bath with shower screen and shower over, extractor fan and towel rail.

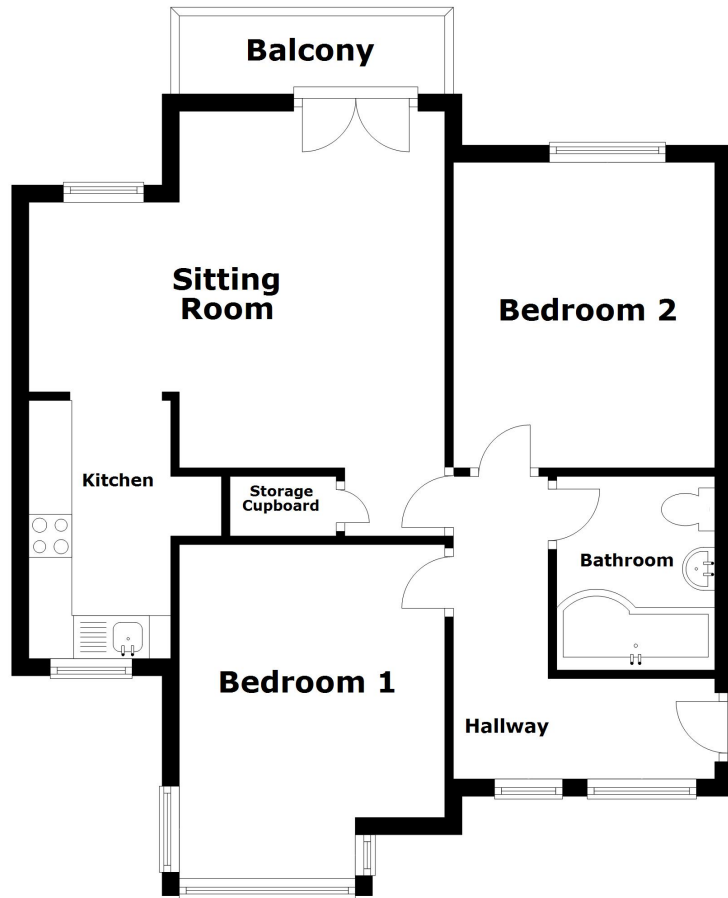
## Outside

Outside there is parking to the rear offering a space for the subject flat. The flat itself benefits from double doors out to a balcony area.



# Apartment

Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 62.8 sq. metres (675.6 sq. feet)

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

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