



Bath Road



Bath Road

Worcester

Offers In Region Of £350,000

Positioned providing good access to the City Centre as well as M5 Motorway is this three bedroom semi-detached family home. The property comprises two reception rooms, kitchen, utility room, ground floor shower room. To the first floor are three bedrooms and a bathroom. The house benefits from a driveway as well as garage and is offered for sale with no onward chain.

We've Noticed

- **Semi-detached home**
- **Spacious ground floor accommodation**
- **Three bedrooms**
- **Downstairs shower room + First floor bathroom and separate shower**
- **Driveway, garage and good size rear garden**
- **No onward chain**



Entrance

Through front entrance door into porch with further door into hallway. Hallway with radiator, stairs to first floor and doors into two reception room and kitchen.

Front Reception Room

With front aspect double glazed bay window and radiator.

Rear Reception Room

With rear aspect doors opening to conservatory, radiator and remote controlled gas fire.

Conservatory

With side and rear aspect double glazed windows and doors leading out to the rear garden.

Kitchen

With radiators, matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in gas hob and cooker hood as well as oven and grill. space and plumbing for dishwasher as well as recess for upright fridge/freezer. Rear aspect double glazed window and door into utility.

Utility

With work surfaces, space and plumbing for washing machine, doors to downstairs shower room and rear garden.

Shower Room

With WC, wash hand basin, shower and rear aspect double glazed window.

First Floor Landing

With doors into bedrooms and bathroom as well as loft access.

Bedroom 1

With front aspect double glazed bay window, radiator and built-in storage.

Bedroom 2

With rear aspect double glazed window, radiator and built-in storage.

Bedroom 3

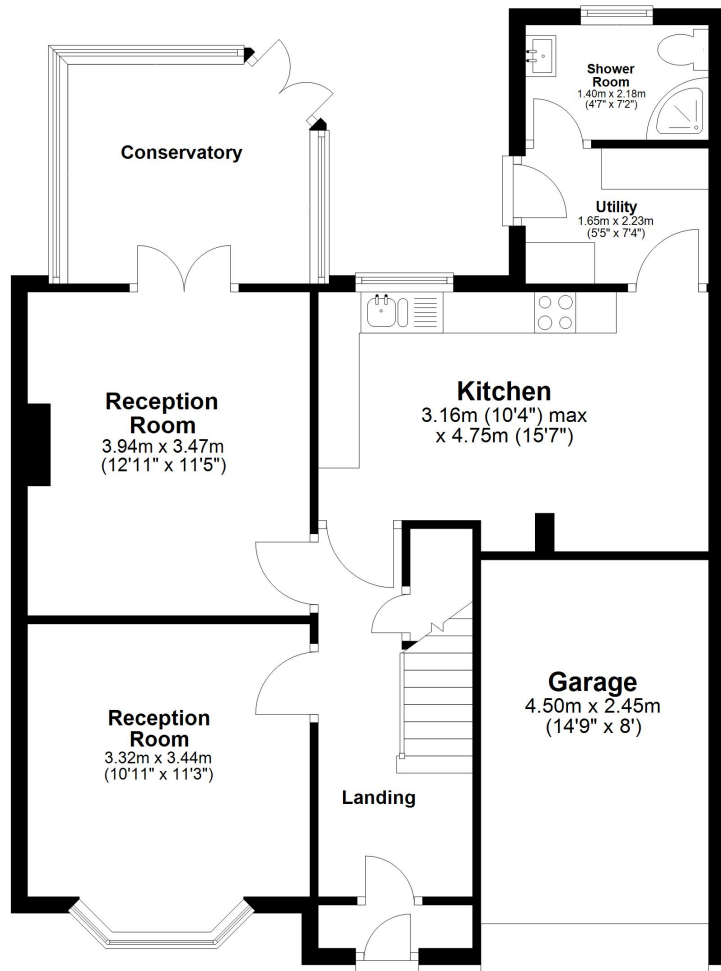
With front aspect double glazed window and radiator.

Bathroom

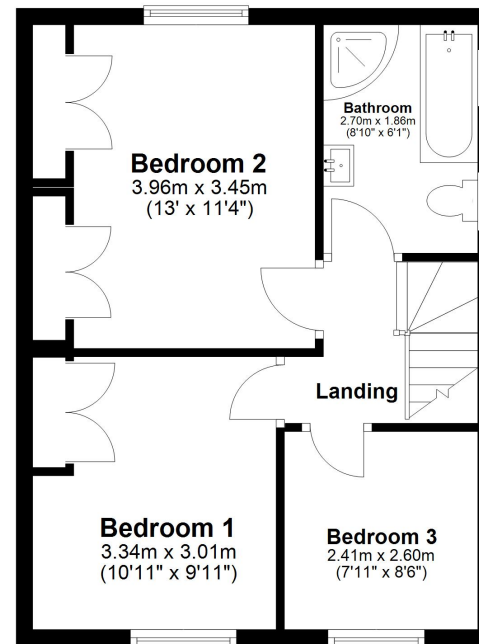
With side aspect double glazed windows, heated towel rail, extractor fan, WC, wash hand basin and shower cubicle with electric shower.



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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