



**8 Boughton Street**  
Worcester, WR2 4HE

**Andrew Grant**

# 8 Boughton Street

Worcester, WR2 4HE

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A charming, terraced home situated within St. John's, presenting an ideal first-time purchase or buy-to-let opportunity.

## Key features

- Nicely presented terraced home
- Popular St. John's location
- Ideal first home or buy-to-let
- Dual aspect reception/dining room
- Two generously sized bedrooms
- Recently refitted bathroom
- Low-maintenance rear garden
- On-street parking

Freehold / 787 sq ft





This delightful property, with its neutral décor and recently refitted bathroom, is ready to become your perfect home.

8 Boughton Street is approached from the pavement through a wrought iron gate opening onto a paved pathway leading to the front door.

The ground floor features a spacious reception/dining room and a kitchen. Upstairs, you will find two generously sized bedrooms and a contemporary-styled bathroom.

Outside, the rear garden is designed for low-maintenance, complete with a shed at the far end.

### Reception/Dining Room

Upon entering the property, you are greeted by a small hallway that leads to a spacious reception/dining room. This inviting space features dual aspect windows and an electric fireplace, offering the potential to create an open fire or install a log-burner. There are high ceilings found throughout this home, creating a wonderfully spacious and airy atmosphere.





## Kitchen

Towards the rear, you will find the well-appointed kitchen, complete with wall and base units and worktops incorporating a stainless-steel sink with a drainer and mixer tap. The kitchen offers

ample space for essential appliances like a washing machine, tall fridge freezer and a slot-in cooker with an extractor hood above. The room is illuminated by windows to the rear and side, complemented by tiled flooring and access to the garden.



### **Master Bedroom**

Ascending the staircase from the reception/dining room, you will reach a landing granting access to two bedrooms and a generously sized bathroom. The master bedroom provides

ample room for a double bed, featuring a fitted wardrobe along one wall and an additional storage cupboard. Natural light streams in through the window, enhancing this room's appeal.



### **Bedroom Two**

Bedroom two offers space for a double bed and the possibility of fitted wardrobes. This room has laminate flooring and pleasant views over the garden from its rear-facing window.





## Bathroom

The bathroom is impressively large and has been recently refitted with a contemporary suite comprising a low-level WC, a washbasin set upon vanity unit, a bathtub and a separate shower

cubicle. Tiled walls and flooring enhance the bathroom's modern aesthetics, while an electric chrome towel radiator, storage cupboard and an obscure-glazed window conclude this room.



## Gardens and Grounds

The garden to the rear and side has been thoughtfully designed for low maintenance, featuring a paved area and an artificial lawn. At the rear, there is a shed that presents an opportunity for conversion into an office or gym space.





## Services

The property has mains gas, electricity, water and drainage.

**Council Tax - Band B**

## Location

Located on a tranquil street with on-street parking, this terraced home is conveniently positioned near the heart of Worcester. St. Johns offers a wide range of amenities, including a supermarket, a newsagent and the University Campus on Oldbury Road.

Nearby attractions include Worcester Racecourse and the cricket ground. Worcester City Centre, offers a diverse range of high street shops, restaurants and charming public houses, making it a vibrant hub for residents.

The area boasts excellent local schooling options, including the prestigious RGS Worcester, ensuring a high standard of education for families in the vicinity.

Furthermore, residents benefit from outstanding transport connections, with Worcester Foregate Street and Shrub Hill Railway Stations in proximity. Additionally, convenient access to the M5 motorway via Junctions 6 and 7 enhances the accessibility of this well-connected location.

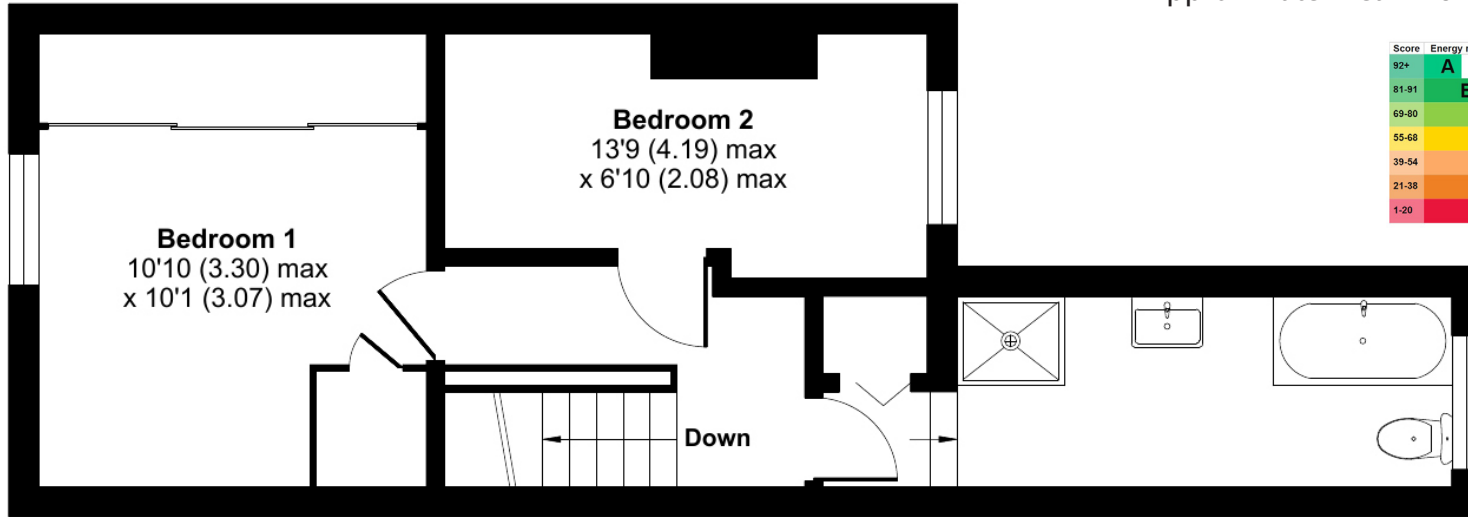
## Agent's Note

The heating throughout the property is electric and the majority of it has been recently installed, including newly fitted radiators.



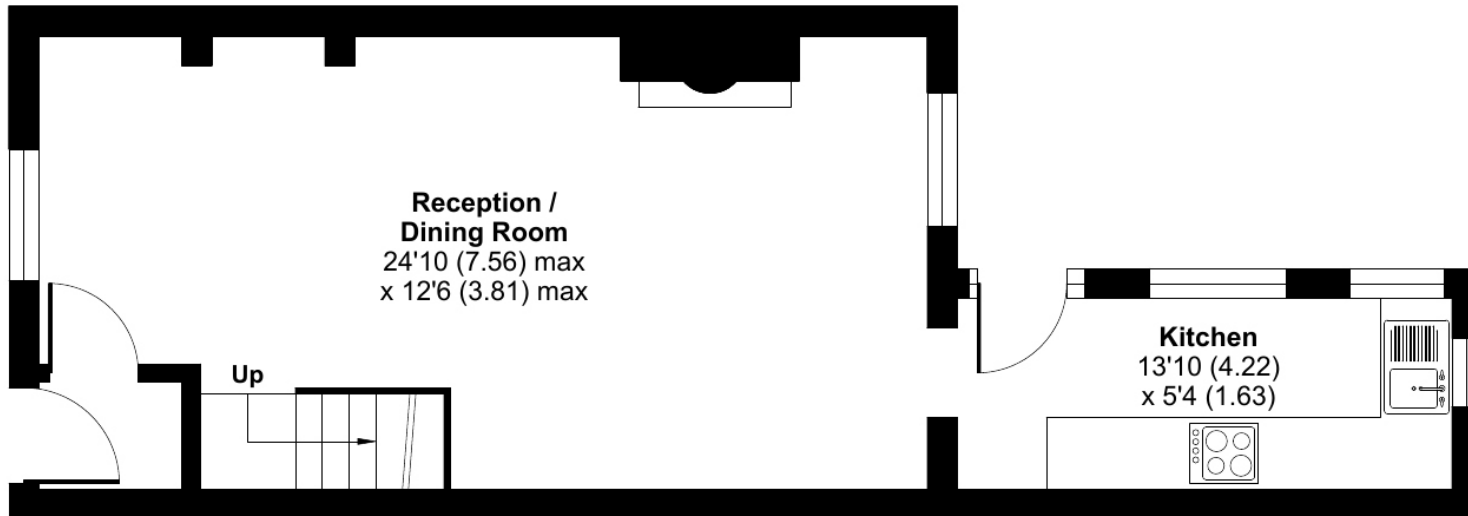
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Approximate Area = 787 sq ft / 73.1 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## FIRST FLOOR



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1041438



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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