



32 Cranham Drive
Worcester WR4 9PA

Andrew Grant

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 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Leasehold / 904 sq. ft.

A first-floor maisonette located above shops this offers a superb opportunity for first time buyers or as a buy-to-let investment.

KEY FEATURES

- Spacious first floor maisonette
- Ideal for first-time buyers or as a buy-to-let investment
- Offers three well-sized bedrooms
- Gated communal entrance and private access
- Small courtyard with brick-built storage
- Residents parking
- 89 years remaining on the lease
- £391.35 annual service charge

This maisonette, while requiring some modernisation, stands out as excellent value for money, offering generous living space in a convenient location. It represents a prime choice for those entering the housing market or seeking a profitable rental property. The property comprises a comfortable living room, a functional kitchen, three bedrooms and a bathroom. Externally, the maisonette benefits from a small courtyard with a storage shed and residents' parking available on a first-come, first-served basis.





Description

A gated communal entrance leads to stairs ascending to secure and private access to the residence.

Hallway

A welcoming entrance hallway features a door to the front, central heating radiator, stairs to the first floor, and doors leading to the ground floor rooms.

Living Room

A well-proportioned space with a double-glazed window overlooking the rear. The room is equipped with a central heating radiator.

Kitchen

This functional kitchen offers a range of wall and base units with a contrasting work surface, stainless-steel sink and drainer, and space for appliances. A double-glazed window to the front ensures the room is bright and airy.

Cloakroom

Comprising a low-level WC and wash basin, this room also features an obscure double-glazed window to the front, ensuring privacy and light.

First Floor

The landing provides access to the bedrooms and bathroom. An airing cupboard houses the central heating boiler.

Bedroom One

Featuring a double-glazed window to the rear, central heating radiator and built-in cupboard/wardrobe, offering ample storage space.

Bathroom

This fully equipped bathroom includes a panelled bath with shower over, low level WC, wash basin and a central heating radiator. An obscured double-glazed window to the front provides both natural light and privacy.



Bedroom Two

With a double-glazed window to the front and central heating radiator, this room also includes a built-in cupboard/wardrobe, ideal for storage.

Bedroom Three

A cosy room with a double-glazed window to the rear and a central heating radiator.

Outside

The property benefits from a small courtyard area with gated access and a brick-built storage shed, offering additional outdoor space and storage.

Parking

To the front of the property, there is a resident's car park operated on a first come first served basis.

Location

Ideally situated for access to local amenities and several educational institutions, including Oasis Academy Warndon and St Joseph's Catholic Primary School, this first floor maisonette also offers excellent connectivity to motorway links. A short drive from Worcester City, residents will find an abundance of amenities such as train stations, shops, restaurants and a variety of educational facilities.







Cranham Drive, WR4

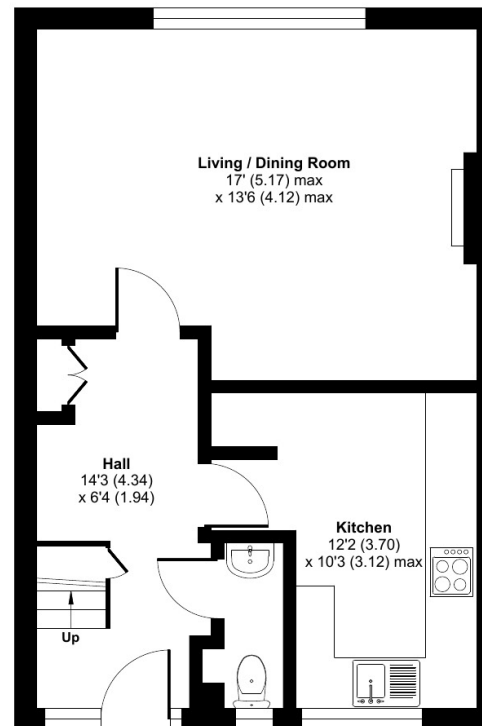
Approximate Area = 888 sq ft / 82.5 sq m

Outbuilding = 16 sq ft / 1.5 sq m

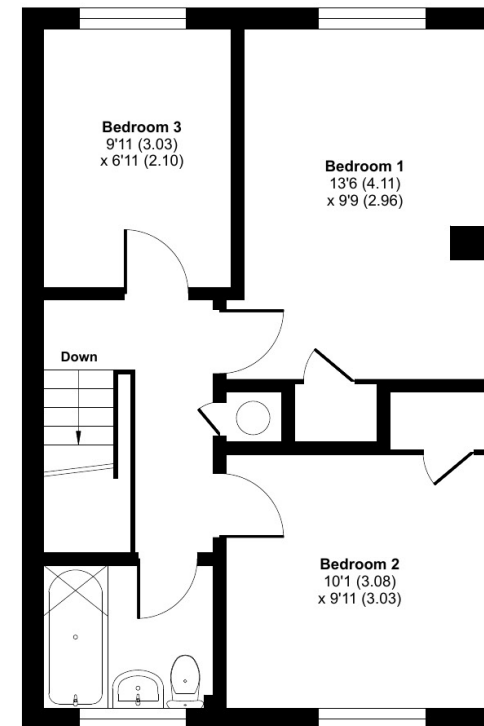
Total = 904 sq ft / 84 sq m

For identification only - Not to scale

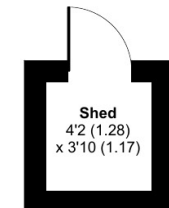
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1205723

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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