



22 Bodiam Close

Worcester, WR4 0EL

Andrew Grant

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Berkeley Beverborne, Worcester, WR4 0EL

2 Bedrooms 1 Bathroom 1 Reception Room

A well-presented two-bedroom terrace with front and rear gardens, allocated parking for two cars and a convenient position close to local amenities and transport links.

- Two-bedroom terraced home arranged over two floors.
- Well-proportioned reception room and fitted kitchen.
- Front and rear gardens with private outlook.
- Allocated off-road parking for two cars at the rear.
- Convenient setting close to schools, amenities and transport links.

This two-bedroom terraced home offers practical and well-planned living accommodation across two floors. The ground floor comprises a living room with space for both living and dining, leading to a fitted kitchen with access to the rear garden. Upstairs there are two bedrooms, together with a family bathroom. The property enjoys both front and rear gardens, providing outdoor space for relaxation or entertaining. To the rear of the garden there is gated access to two allocated parking spaces, ensuring secure and convenient off-road parking. Located in a popular residential area, the home benefits from a position close to a range of amenities, good schools and excellent transport links, making it a suitable choice for first-time buyers, professionals or those looking to downsize.

532 sq ft (49.2 sq m)





The kitchen

The newly fitted kitchen is positioned at the rear of the home and is fitted with wall and base units providing good storage and workspace. It includes an integrated oven and hob with extractor, space for further appliances and a stainless steel sink set beneath a window overlooking the rear garden. A door provides direct access outside.





The living/dining room

The living room offers space to accommodate both sitting and dining furniture, creating a comfortable setting for daily life and entertaining. A large front-facing window ensures plenty of natural light.





The main bedroom

The main bedroom is a spacious double with dual windows overlooking the front garden. It offers ample room for bedroom furniture and has easy access to the bathroom.





The second bedroom

The second bedroom sits at the rear of the home and enjoys garden views. It is a well-proportioned single room, easily accommodating a bed with space for additional furnishings. Its layout also lends itself well to alternative uses such as a home office or nursery, offering flexibility to suit a variety of needs.



The bathroom

The family bathroom is fitted with a suite comprising a panelled bath with shower over, hand wash basin set into a vanity unit and WC. A rear window brings in natural light and provides ventilation.



The garden

The property features a front garden and a rear garden. The rear is laid out with paved and decked areas, creating space for outdoor dining and a useful garden shed. A gate opens directly to the allocated parking spaces.





The parking

Two allocated parking spaces are positioned to the rear of the property, directly behind the garden. This provides practical and convenient off-road parking in a secure location.

Location

Bodiam Close is situated within the established residential area of Berkeley Beverborne, Worcester. This location offers a balance of convenience and community, with everyday amenities close at hand and excellent access into the city centre.

Nearby there are local shops, supermarkets and services catering for daily needs, while Worcester city centre provides a comprehensive choice of high street and independent retailers, restaurants, cafés and leisure facilities.

Schooling in the area is well regarded, with both primary and secondary education options available, making it an attractive choice for families. The University of Worcester is also within easy reach.

For those needing to commute, the property benefits from excellent transport links. Worcester Shrub Hill and Foregate Street railway stations provide regular direct services to Birmingham, Cheltenham, Oxford and London. The M5 motorway is readily accessible from this side of the city, offering convenient connections to the wider motorway network.

There are also numerous parks, green spaces and recreational facilities nearby, ensuring a variety of opportunities for outdoor activities. Worcester's riverside walks and countryside surroundings enhance the appeal of the area, making it a popular and practical setting in which to live.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

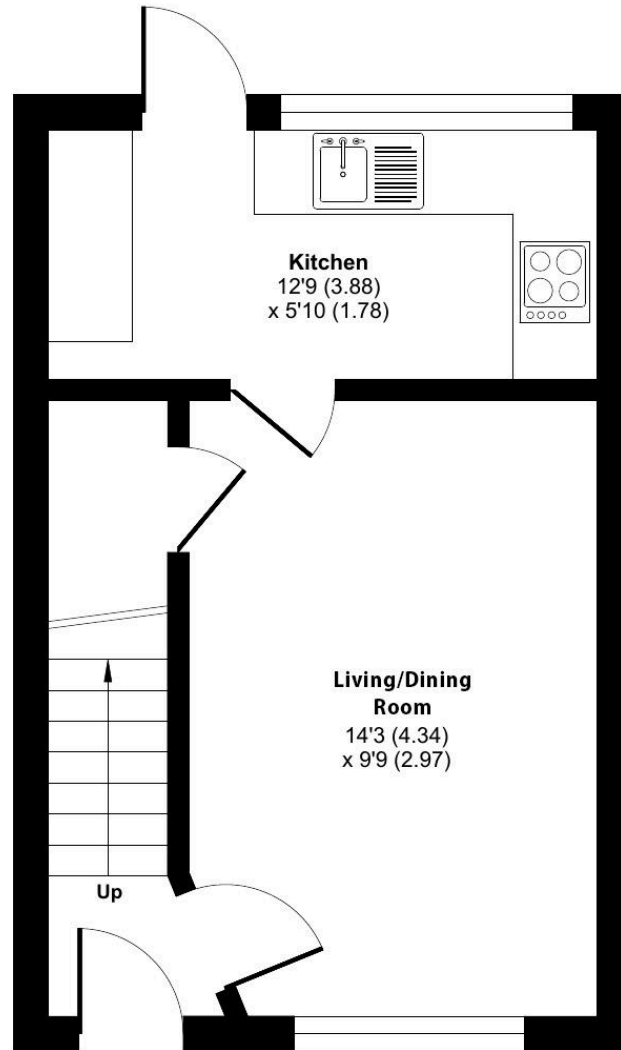
The Council Tax for this property is Band B.



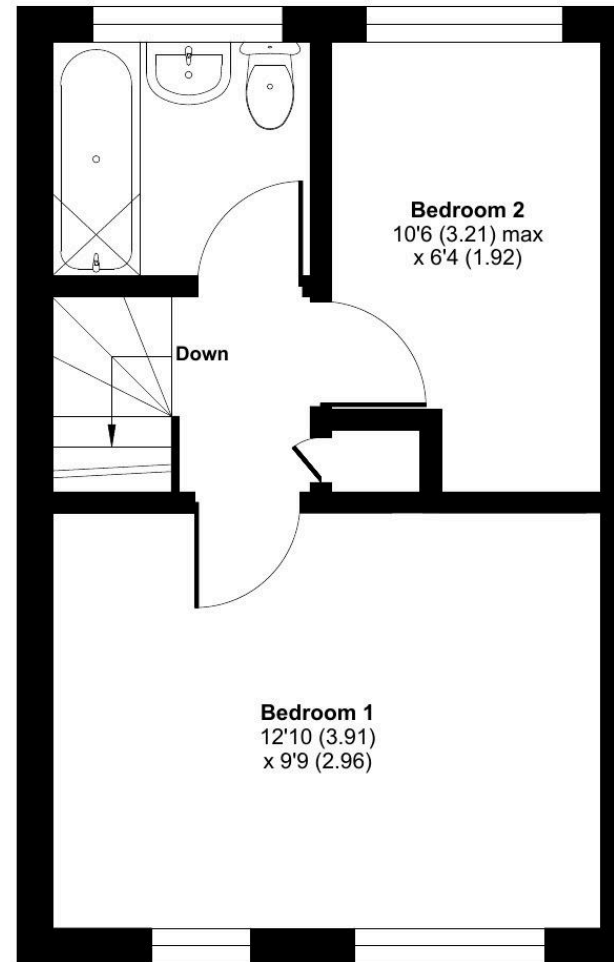
Bodiam Close, Berkeley Beverborne, Worcester, WR4

Approximate Area = 532 sq ft / 49.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Andrew Grant. REF: 1340396



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