



**5 Lansdowne Road**

Worcester WR1 1ST

**Andrew Grant**



# 5 Lansdowne Road

Worcester, WR1 1ST

**4 Bedrooms 1 Bathroom 1 Reception room**

This spacious four-bedroom terraced home, spread across three storeys, offers an exceptional HMO investment opportunity, perfect for enhancement and generating a high rental yield.

- As a prime HMO investment, this property has the potential to generate a lucrative rental income of £1,950 per month when fully tenanted.
- Four spacious bedrooms and generously sized communal living areas arranged over three floors.
- A private enclosed rear garden with a patio provides an attractive outdoor space.
- Located in Worcester City Centre, this property is close to shops, restaurants and excellent transport links.

1,134 sq ft (105.3 sq m)







## The kitchen

The galley-style kitchen is functional and bright, with a window above the sink that brings in natural light. It offers ample storage with a range of wall and base units, as well as plenty of countertop space for meal preparation.





The kitchen is equipped with an electric hob and extractor fan, along with plumbing for a washing machine. While it's fully functional and ready for immediate use, there's ample opportunity for modernisation to suit your personal tastes and needs. The kitchen also offers convenient access to the rear bathroom and guest cloakroom.







## The living room

The living room is a welcoming space, neutrally decorated and ready for your personal touch. It features a gas fireplace with a classic brick surround, while a rear window allows natural light to brighten the room. Accessible from the hallway and flowing directly into the kitchen, the living room serves as a practical and central hub for daily living.





## Bedroom one

Located on the ground floor, the first bedroom is a versatile single room with built-in wardrobes and a front-facing window that bathes the space in natural light. It could easily be reconfigured as a study or a cosy snug.



## The bathroom & guest cloakroom

Located at the rear of the property, the bathroom includes a bath with an overhead shower, a WC, a washbasin and a heated towel rail. An obscure glazed window allows natural light while ensuring privacy. Adjacent to the bathroom is a separate guest cloakroom, enhancing the home's functionality, with an external door offering direct access to the garden.





## Bedroom two

On the first floor, the second bedroom is a spacious double room with high ceilings that enhance its airy feel. It features a window overlooking the rear garden and offers ample space for freestanding furniture.





## Bedroom three

Also on the first floor, the third bedroom is a generously sized double room with the added benefit of a walk-in wardrobe for ample storage. A large window floods the room with natural light, enhancing its bright and welcoming atmosphere.





## Bedroom four

The loft conversion on the second floor provides the largest of the four bedrooms. This spacious room is brightened by a Velux windows and offers ample space for freestanding furniture. Its versatile layout makes it ideal as a master bedroom, guest room, or even a home office.





## The garden

The private rear garden is fully enclosed and features a raised gravel bed along with a combination of gravel and patio areas. This low-maintenance space is perfect for relaxation or outdoor dining. Although it lacks a lawn, the garden's design offers ample potential for further landscaping.





## Location

Nestled in the heart of Worcester City Centre, this home offers exceptional convenience and vibrant urban living

Just moments from the bustling streets, residents can easily access an array of amenities, including trendy cafes, boutique shops and lively cultural attractions.

The nearby Foregate Street railway station ensures seamless connectivity to surrounding areas, making commuting effortless for both professionals and explorers.

Whether you're enjoying a leisurely stroll along the scenic riverside or delving into the city's rich history, this prime location provides the perfect blend of comfort and convenience for any lifestyle.



## Services

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

## Council Tax

The Council Tax banding for this property is **Band A**





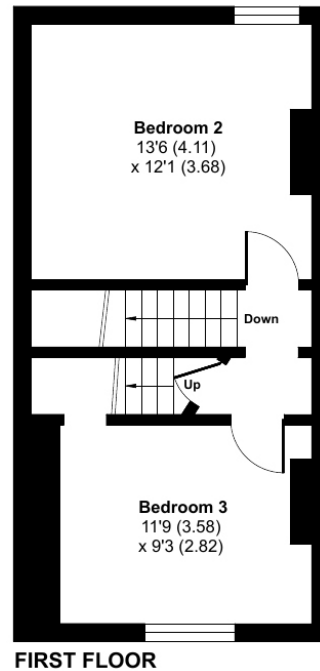
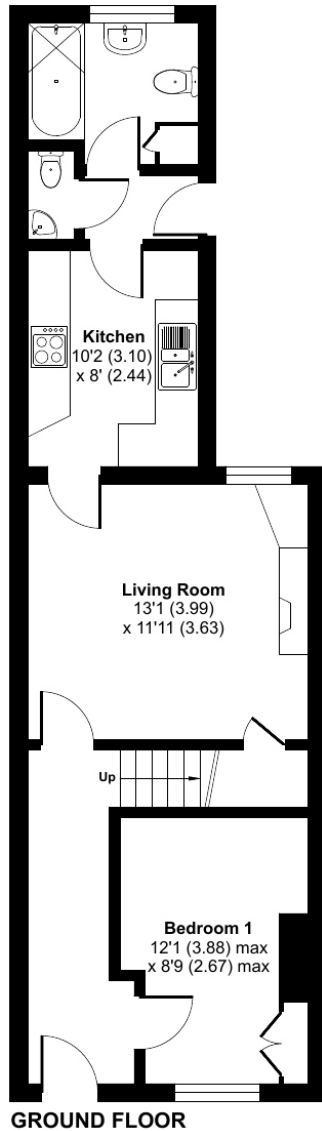


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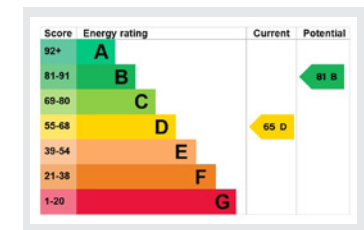
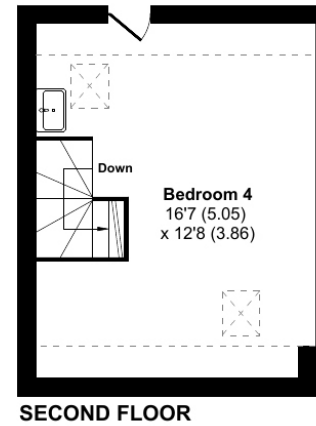
Approximate Gross Internal Area = 1,095 sq ft / 101.7 sq m

Limited use area(s) = 39 sq ft / 3.6 sq m

Total = 1,134 sq ft / 105.3 sq m



Denotes restricted head height



This plan is for guidance only and must not be relied upon as a statement of fact



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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