



QualitySolicitors
Parkinson Wright
Estate Agents



Compton Road, Worcester, WR5 1DY

Price Guide £180,000

- Middle Terrace Period Property
- Three Bedrooms
- Gas Central Heating & Double Glazing
- NO CHAIN
- Two Reception Rooms
- Cellar
- Rear Garden

5 Compton Road, Worcester WR5 1DY

An exciting opportunity to acquire this middle terrace property offering generous and flexible accommodation and retaining a wealth of period features, situated within walking distance of Worcester City centre. MODERNISATION/RENOVATION PROJECT. EARLY VIEWING ESSENTIAL. EPC - C.



Council Tax Band: A





LOCATION AND DESCRIPTION

The property is ideally situated within walking distance to Worcester city centre in a superb position for rail links with Shrub Hill Station just a few minutes' walk away. There are a variety of amenities close by including a wide range of shops, cinemas, pubs, restaurants and leisure facilities and within easy access to M5 Jcts. 6 & 7. The property is a traditional middle terrace home. Access is via a UPVC front door opening into:-

ENTRANCE LOBBY

A part glazed wooden door with an ornamental decorative archway opens into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and doors to:-

CELLAR

14'10 x 14'0

Steps lead down from the reception hall. There is huge potential for conversion.

LOUNGE

13'11 (into bay) x 10'6 (max)

A well proportioned light and airy reception room with ceiling light, front facing double glazed bay window and radiator.

DINING ROOM

13'11 (max) x 11'11

Another good size reception room with ceiling light, rear facing double glazed window, useful storage cupboard with shelving, radiator and feature fireplace with mantle over.. Door to:-

KITCHEN

12'6 x 7'11

Ceiling light, side facing double glazed window and wall mounted boiler. There are a range of wall, base and drawer units with roll top work surface over, stainless steel sink with matching drainer and space for appliances. Door to:-

INNER LOBBY

Ceiling light, side facing part glazed door opening onto the rear garden and door to:-

BATHROOM

8'10 x 7'3

Ceiling light, two rear facing opaque double glazed windows and radiator. There is a four piece suite consisting of bath, separate shower cubicle, wash hand basin with pedestal and low level W.C.

LANDING

A spacious landing area with ceiling light, radiator and doors to:-

BEDROOM ONE

14'8 x 12'2

A good size principal bedroom with ceiling light, front facing double glazed window, radiator and a built in cupboard offering useful storage space.

BEDROOM TWO

12'1 x 11'0 (max)

Another good size double bedroom with ceiling light, rear facing double glazed window, radiator and a built in cupboard for storage.

BEDROOM THREE

12'7 x 8'10

A large single room with ceiling light, rear facing double glazed window and radiator.

OUTSIDE

To the front of the property a hedge offers privacy screening and a path leads up to the front door.

To the rear of the property is an enclosed garden, which is slabbed for low maintenance but offers potential for landscaping. There is a gated pedestrian right of way giving access to the front of the property.

SERVICES

We believe all mains services are connected to the property but have not been inspected.



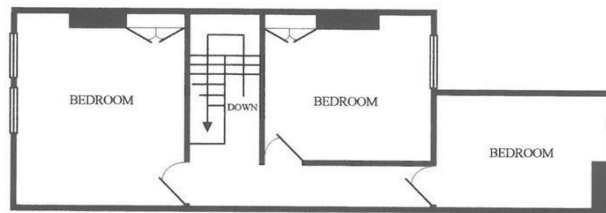
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



THIS INDICATIVE PLAN IS NOT TO SCALE

