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## Bath Road, Worcester, WR5 3EP

£1,300 PCM

- City Centre Location
- Large Lounge
- Parking and Garden
- Ample Storage
- Four Bedrooms
- Beautiful Views
- Double Glazing and Central Heating



# 126 Bath Road, Worcester WR5 3EP

A spacious four bedroomed house in a city centre location with double glazing, gas central heating, parking and gardens. AVAILABLE IMMEDIATELY. EPC - D

4 2 2 D

Council Tax Band: D





## LOCATION & DESCRIPTION

The property is situated in the location of Worcester city centre in a superb position for rail links and the motorway. There are a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University building all nearby. Medical practitioners, dentists and opticians are also all within walking distance. From the driveway a wooden entrance door opens to;

### HALLWAY

Larger than average hallway with recessed ceiling lights, radiator and rear facing double glazed window with far reaching views. Stairs to lower level and doors radiating to;

### WC

Being tiled to half height and having batten light to ceiling, small radiator and front facing single glazed window with obscure glass. Fitted with WC and wall mounted basin.

### OFFICE

9'10" x 6'7"

This room could double up as a guest room and has pendant light to ceiling, radiator and front facing window. The room further benefits from a built in cupboard with two doors housing the wall mounted Worcester Bosch combination gas boiler.

### LOUNGE

16'0" x 11'3"

A lovely airy room with central feature ceiling light with ornate rose and matching wall lights, radiator and decorative fireplace. There is a large double glazed unit to the rear aspect with fully glazed door and matching opening panels, this in turn opens to a Juliet balcony with glass panes looking over the beautiful city of Worcester. There is a further side facing double glazed window at high level.

### DINING KITCHEN

17'7" max x 8'8" max

A good sized room with recessed ceiling lights to both the kitchen and dining areas with a radiator to the dining space which also has the benefit of brand new vinyl flooring. Again the rear facing double glazed window has views across the City and a further window in the kitchen area to the front aspect allows more light into this living space.

The kitchen is fully fitted with base, drawer and wall units with tiled worktops over and splashbacks, there are spaces for appliances, along with a built in fridge freezer, built in oven and a brand new Lamona electric hob.

### STAIRS AND LOWER HALLWAY

Stairs down to the lower hallway which has a built in storage cupboard with double doors and shelving, two pendant ceiling lights a radiator and doors to;

### BEDROOM ONE

11'8" x 10'1" into recess

Pendant ceiling light, radiator and rear facing double glazed window.

### BEDROOM TWO

14'9" x 6'2"

Two pendant ceiling lights, two radiators and corner windows looking into

the lower porch area. This room further benefits from a built in cupboard with shelves and a plug socket, also housing the consumer unit and utility meters.

### BEDROOM THREE

14'3" max to door x 10'3" max

Pendant ceiling light, radiator and rear facing double glazed window. Large built in wardrobes with sliding mirrored doors.

### BEDROOM FOUR

14'2" max to door x 10'9" max

Pendant ceiling light, radiator and rear facing double glazed window. Large built in wardrobes with sliding mirrored doors. Entrance to;

### ENSUITE

Being tiled to full height and having new vinyl flooring this ensuite is fitted with; WC, shower cubicle with tray and glazed panels fitted with shower and riser rail with hose and head. A vanity unit with inset basin and cupboards below along with wall mirror above finish this room. Ceiling light fitting and small radiator.

### BATHROOM

7'4" x 5'5"

Tiled to full height with recessed ceiling lights, two wall lights with pull cords and a high level obscure glazed window. Fully fitted bathroom with corner bath and telephone style hose attachment, basin with pedestal and a WC. Multiple wall mirrors and the usual bathroom furniture, along with new vinyl flooring complete this room.

### LOWER PORCH

A useful space with wooden door and matching side panel leading in from lower hallway, having a poly carbonate roof and further complimented by double glazed windows to all external aspects and uPVC door leading to the garden.

### OUTSIDE

To the front of the property is a set of metal gates opening to a driveway and entrance door to the property. There are steps down to the landscaped front area of the garden mainly laid with gravel and interspersed with mature shrubs. Pathway leads to the Lower Porch and then to a metal pedestrian gate giving access to the rear garden.

To the rear of the property is a slabbed area with steps down to the Garden Room. There are ample storage areas underneath the property finished with lockable doors.

Steps lead down to the further mature garden area bordered by fencing, walls and trees.

### GARDEN ROOM

An additional space with double glazed windows and lockable entrance door, further storage area underneath the property can be accessed from here.

### SERVICES

We believe all mains services are connected.

### RENT

£1300.00PCM exclusive.

### DEPOSIT

One months' rent = £1300.00





## Viewings

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

EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		