



**QualitySolicitors**  
Parkinson Wright  
Estate Agents



## Pitmaston Road, Worcester, WR2 4JA

Price Guide £220,000

- Period Middle Terrace Property
- Three Double Bedrooms
- Gas Central Heating & Double Glazing
- Two Reception Rooms
- Rear Garden
- First TIME/INVESTMENT OPPORTUNITY

# 38 Pitmaston Road, Worcester WR2 4JA

A fantastic opportunity to acquire this three storey traditional period middle terraced property in a prime and desirable location within St Johns. SCOPE FOR MODERNISATION. EARLY VIEWING ESSENTIAL. EPC - D



Council Tax Band: B





## LOCATION AND DESCRIPTION

Situated in a quiet residential street within the well regarded area of St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property is a charming period property that has excellent potential for modernisation and would make the perfect first time or investment purchase. Access is via a UPVC front door opening into:-

### ENTRANCE PORCH

Side facing double glazed window and door opening into:-

### LOUNGE

12'0 x 9'11

### DINING ROOM

13'3 (max) x 12'11

### KITCHEN

7'3 x 6'0

Ceiling light, side facing single glazed window and side facing part double glazed door. There are a range of wall, base and drawer units with roll top work surface over, stainless steel sink with waste disposal. Space for appliances.

### SHOWER ROOM

7'3 (max) x 5'6

Ceiling light, rear facing opaque double glazed window, radiator and wall mounted boiler. There is a three piece white suite consisting of shower cubicle, wash hand basin with cupboard under and low level W.C.

### LEAN TO

13'0 x 5'11

A useful space located off the kitchen and provides access via a UPVC double glazed door opening onto the garden. Ceiling strip light, rear facing double glazed window, poly carbonate roof, power and plumbing for washing machine.

### LANDING

Ceiling light and doors to:-

### BEDROOM ONE

12'0 x 9'9

A spacious, light and airy principal bedroom with ceiling light, two front facing double glazed windows, radiator and useful built in cupboard.

### BEDROOM TWO

12'11 x 10'3

Another good size double bedroom with ceiling light, rear facing double glazed window and radiator. A door from the bedroom leads up to the second floor.

### BEDROOM THREE/ATTIC ROOM

16'8 x 13'4

A generous space with options for use as a further bedroom or office/hobby room with ceiling light, rear facing double glazed window and radiator.

### OUTSIDE

To the front of the property is a slabbed foregarden with steps up to the front door.

To the rear of the property is a low maintenance slabbed court yard area. A gate provides access over neighbouring rear garden to the front of the property.

### SERVICES

We believe all mains services are connected to the property.



## Viewings

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

EPC Rating: D

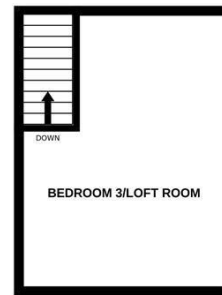
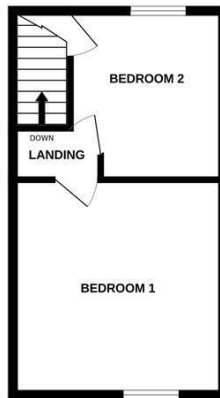
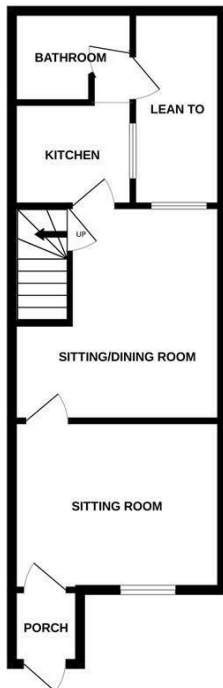
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.

2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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