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**Estate Agents**



**Bromyard Road, St Johns, Worcester, WR2 5DJ**

**Price Guide £425,000**

- Substantial Victorian Three Storey Middle Terrace Property
- Two Large Reception Rooms
- Four Bedrooms
- Large Garden & Garage
- DEVELOPMENT/BUILDING PLOT POTENTIAL (subject to PP)
- Breakfast Kitchen
- Cellar

# 98 Bromyard Road, Worcester WR2 5DJ

An exciting opportunity to acquire a spacious period family home with a host of character features, situated in a sought after and convenient location within St Johns. EARLY VIEWING ESSENTIAL. EPC - D.

 4  3  2  D

Council Tax Band: C





## LOCATION AND DESCRIPTION

Situated in an extremely convenient location in a desirable area within 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 substantial Victorian middle terrace home maintaining its original character and charm. Access is via a part opaque double glazed front door opening into:-

## RECEPTION HALL

An impressive and welcoming entrance to the property with two ceiling lights, radiator, stairs to first floor and doors to:-

## RECEPTION ROOM ONE

12'10 x 12'1 (max)

A good size versatile room which can be utilised as a lounge or dining room with ceiling light, front facing UPVC double glazed sash style window with original wooden shutters, radiator and feature fireplace with hearth, mantle over and gas fire inset.

## RECEPTION ROOM TWO

12'2 x 16'6 (max)

Another light and airy reception room conveniently situated off the breakfast kitchen with ceiling light, radiator, UPVC double glazed French doors opening onto the garden, brick fireplace with hearth, mantle over and feature ornamental log burner insitu. Door to:-

## BREAKFAST KITCHEN

17'9 x 8'5

A good size breakfast kitchen combining kitchen and dining areas. Two ceiling strip lights, two side facing double glazed windows, side facing UPVC part glazed door giving access to the rear of the property. There are a range of wall, drawer and base units, tiled floor, complimentary tiled splashback, stainless steel sink with matching drainer, freestanding four ring gas cooker with extractor fan over, useful pantry with shelving, space for appliances and door to:-

## INNER PASSAGEWAY

Cupboard offering storage facility and housing a wall mounted 'Potterton' boiler. Door to:-

## DOWNSTAIRS BATHROOM

7'6 x 5'10

Recessed ceiling spotlights, rear facing opaque UPVC double glazed window and radiator. There is a three piece white suite consisting of bath, wash hand basin with cupboard under and low level W.C.

## CELLAR

16'7 (max) x 13'0

Situated off the reception hall, steps lead down to a useful space offering the potential for conversion. There is light, power, consumer unit and meters. A front facing double glazed door offers a further exit which leads to the front of the property.

## FIRST FLOOR LANDING

Ceiling light, storage cupboard housing the hot water tank, stairs to the second floor and doors to:-

## BEDROOM ONE

14'9 x 11'11

A good size principal bedroom with ceiling light, rear facing double glazed window, radiator and built in cupboard offering useful storage space. Door to:-

## SEPARATE W.C

Ceiling light, wash hand basin with pedestal and low level W.C

## BEDROOM TWO

10'7 x 7'2

Ceiling light, front facing double glazed window, radiator and built in cupboard with hanging rail.

## BEDROOM THREE

12'10 x 7'2

Ceiling light, front facing double glazed window, radiator and two built in storage cupboards with hanging rail and shelving.

## BEDROOM 4

16'8 x 16'7 (both max)

Situated on the second floor a spacious double bedroom with ceiling light, dual aspect front double glazed 'Velux' window and rear double glazed window allowing plenty of natural light and radiator. There is ample storage created in the eaves together with loft access.

## SEPARATE W.C.

Ceiling light, wash hand basin with cupboard and low level W.C.

## OUTSIDE

To the front of the property is a slabbed area offering parking for one vehicle and a pathway leads to the front door.

To the rear of the property is an attractive large garden with a slabbed seating area, ornamental well and feature brick pond. A wooden archway leads through to a lawned garden area with a selection of planted borders consisting of attractive mature shrubs and trees. There is wooden summer house, wooden bird Avery with a tiled roof and a pathway that leads to the garage via a wooden gate. There is a concrete driveway providing two additional parking spaces which are accessed from Happy Land North which is at the rear of the property.

PLEASE NOTE : The property offers great potential for a building plot where the existing garage is situated for the erection of one dwelling (subject to the necessary planning permission).

## DETACHED GARAGE

A single garage with up and over door consisting of rear and side facing single glazed windows, a wooden side facing door gives direct access to the garden, light and power.

## SERVICES

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



## Viewings

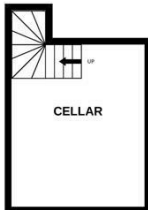
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

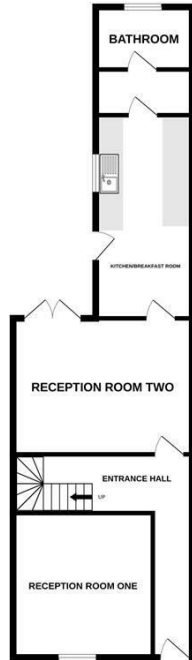
### Energy Efficiency Rating

	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>64</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

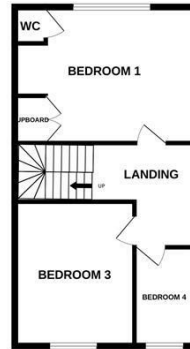
BASEMENT  
193 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR  
750 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 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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