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## The Heath, Holt Heath, Worcester, WR6 6NE

£220,000

- End Terrace
- Large Living Room
- Garden & Parking
- EARLY VIEWING ESSENTIAL
- Two Bedrooms
- Double Glazed
- IDEAL FIRST HOME OR INVESTMENT
- NO ONWARD CHAIN

# 7 The Heath, Worcester WR6 6NE

A rare opportunity to acquire a two bedroomed end terraced property in the sought after rural village of Holt Heath. EARLY VIEWING ESSENTIAL. NO ONWARD CHAIN. IDEAL FIRST HOME OR INVESTMENT. EPC - E.



Council Tax Band: B



## LOCATION AND DESCRIPTION

Situated in the desirable village of Holt Heath in a convenient semi-rural location just a few miles from Worcester city centre. Holt Heath has a wide range of amenities to include a village shop and post office, two public houses and restaurants one with a takeaway and a village hall all within walking distance. The renowned Broomfield's Farm Shop with tea room and country store is also walkable, as is millennium park with a play area and sports field. Primary and secondary schools are also nearby with school run bus services. The property is a two bedroomed end terraced home with parking and a garden. Access is via a covered porch and uPVC door leading in. The property is accessed via a half glazed uPVC door leading into the:

## HALLWAY

A wide entrance hallway with two ceiling lights, electric wall heater and useful understairs cupboard with shelves and a light. Stairs to first floor, and doors to:

## LIVING ROOM

20'11" x 12'2" max

Being a light and airy room and larger than average in size, boasting dual aspect uPVC double glazed windows. There are two ceiling light fittings with integrated fans, two electric wall heaters and an electric fire built into a composite fireplace. There is also an original serving hatch to the kitchen.

## KITCHEN

10'10" x 6'11"

Being a fitted kitchen in need of modernisation, comprising base, drawer and wall units with appliance spaces and plumbing, together with worktops and tiled splashbacks. Single bowl stainless steel sink with tap and drainer, looking out of a uPVC double glazed to the rear garden. Wall heater and rear half glazed door leading outside.

## STAIRS AND LANDING

A larger than usual landing space having access to loft, ceiling light, rear facing uPVC double glazed window, built in shelving unit, built in cupboard with slatted shelves and doors radiating to:

## BEDROOM ONE

13'10" x 11'3" max

A good sized principal bedroom with two ceiling lights, wall heater and front facing uPVC double glazed window. This room has the added benefit of an over stairs cupboard.

## BEDROOM TWO

13'11" x 8'3"

With ceiling light, wall heater and front facing uPVC double glazed window.

## SHOWER ROOM

6'7" x 4'10"

Tiled to full height with ceiling light fitting, enclosed shower cubicle with large double tray and glass screen, finished with full height shower panels and a Mira electric shower. Rear facing uPVC double glazed window with obscure glass, vanity basin unit with cupboards below, high level wall heater and wall mounted tilting mirror.

## SEPARATE WC

Ceiling light fitting, rear facing uPVC double glazed window with obscure glass and a fitted WC.

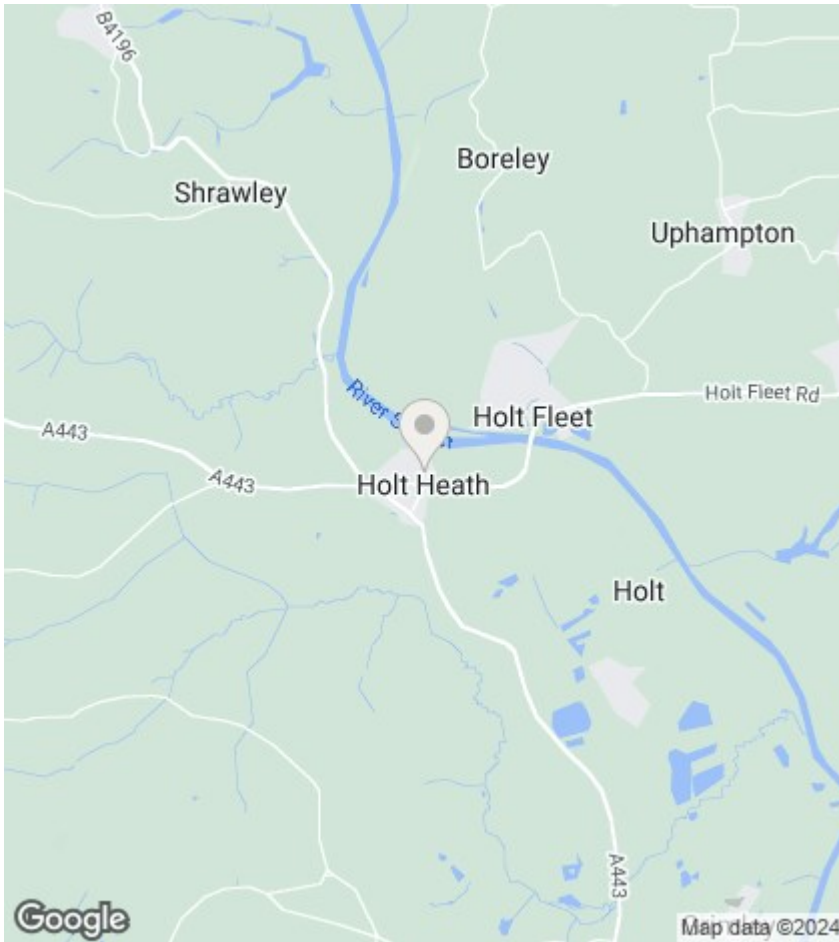
## OUTSIDE

To the front of the property there is gravelled parking space with slabbed pathways either side leading to the front door and wooden pedestrian gate to the rear garden. The front of the property is further complimented by a lawned area and picket fencing to the neighbouring properties. There is a covered area above the front door along with two storage cupboards and an outside light.

To the rear of the property there is a slabbed patio area with steps leading up to the lawned area and further slabbed seating area. The lawned area is bordered by mature shrubs and flowers and the whole garden is enclosed by fencing creating a private secure space. There is a wooden gate to the rear fencing giving access to the close behind. This really is a lovely suntrap.

## SERVICES

We believe all mains services are connected.



## Viewings

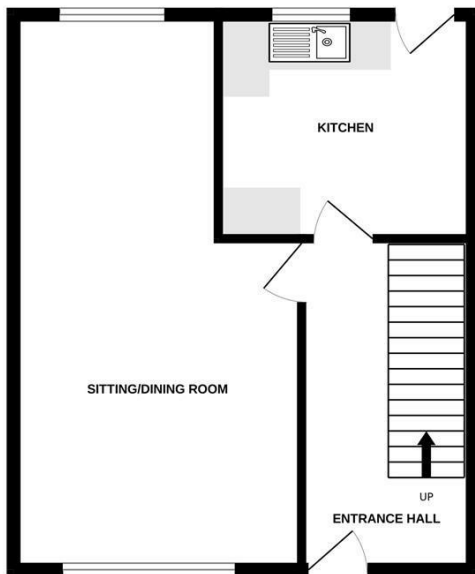
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

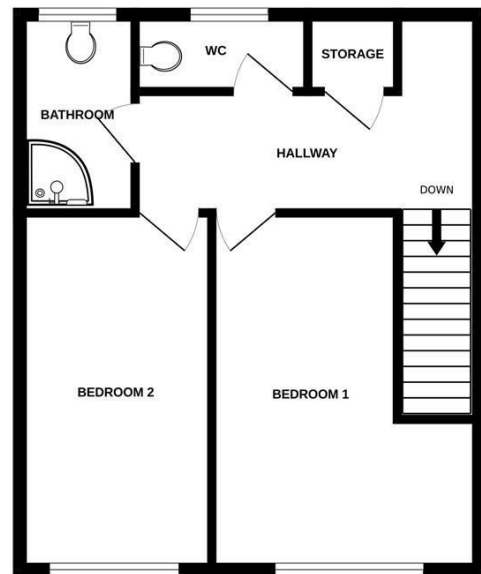
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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