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Parkinson Wright
Estate Agents



Newtown Road, Worcester, WR5 1HH

Price Guide £300,000

- Substantial Detached House
- Two Reception Rooms
- Good Size Garden
- Gas Central Heating & Double Glazing
- EARLY VIEWING ESSENTIAL
- Convenient Location Close to City Centre, M5 & Railways Station
- Three Bedrooms
- Off Road Parking
- SCOPE FOR MODERNISATION

93A Newtown Road, Worcester WR5 1HH

An exciting opportunity to acquire a good size detached house situated in a well established residential location close to the city centre. NO CHAIN. EPC - D

 3  1  2  D

Council Tax Band: C





LOCATION AND DESCRIPTION

Situated in an extremely convenient location just moments walk from the city centre within the well established residential area of Ronkswood which has excellent access to the M5 and Worcestershire Royal Hospital. There are a variety of amenities locally including supermarkets, local schools and leisure facilities. The property is a substantial three bedroom detached home offering plenty of scope for modernisation for a buyer to put their own stamp on it. Access via a pathway at the front of the property leads to a double glazed opaque door with double glazed opaque side panel opening into:-

RECEPTION HALL

14'1 x 7'4

A spacious entrance to the property with ceiling light, radiator, stairs to the first floor and doors to:-

LOUNGE

14'3 x 11'10

A light and airy reception room with ceiling light, front facing double glazed window, radiator, tiled fireplace with hearth, mantle over and gas fire inset. Double french single glazed door open into:-

DINING ROOM

10'3 x 8'5

Ceiling light, double glazed door with matching double glazed side panel opens onto a slabbed seating area and garden. Door to:-

KITCHEN

8'6 x 7'9

Ceiling light, rear facing double glazed window and side facing double glazed opaque door gives access to the rear garden. There are a range of wall, base and drawer units, rolltop work surface over, tiled splash back, stainless steel sink with matching drainer and taps, under stairs walk in pantry/cupboard offering storage, wall mounted 'Worcester' boiler and space for appliances.

LANDING

8'3 x 7'5

Ceiling light, side facing opaque double glazed window,

airing cupboard with radiator, shelving, loft access and doors to:-

BEDROOM ONE

A good size principal bedroom with ceiling light, front facing double glazed window and radiator.

BEDROOM TWO

11'10 x 10'11

Another good size double bedroom with ceiling light, rear facing double glazed window, and radiator.

BEDROOM THREE

8'7 x 7'5

Ceiling light, front facing double glazed window and radiator.

BATHROOM

7'6 x 5'6

Ceiling light, rear facing double glazed opaque window and radiator. There is a three piece white suite consisting of bath, wash hand basin and W.C.

OUTSIDE

To the front of the property is a lawned foregarden, planted borders with a range of mature shrubs, a path leads to the front door and a pathway either side of the property leads round to the rear.

To the rear of the property is an attractive good size, private and mature garden mainly laid to lawn with a range of mature trees and shrubs, a slabbed seating area, wooden shed and a slabbed pathway lead to a carport and provides a separate rear access via a wrought iron gate.

PLEASE NOTE : There is an access road situated off Ronkswood Hill which leads to the rear of this property and gives access to the carport area.

SERVICES

We believe all mains services are connected to the property. Please note these have not been checked.



Viewings

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

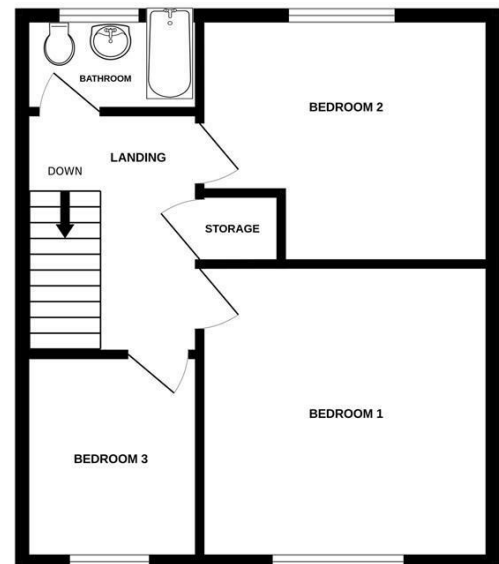
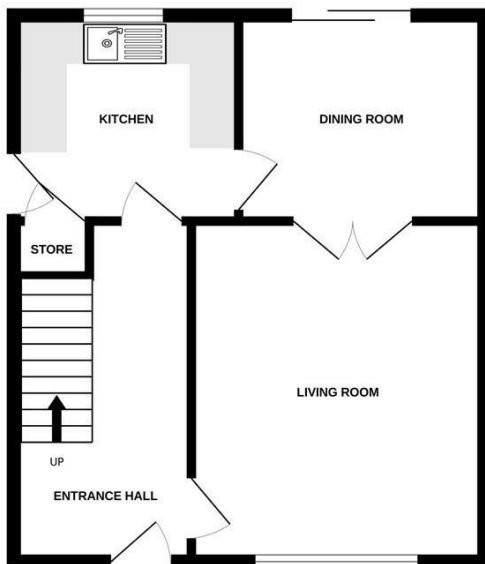
EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR

1ST FLOOR



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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