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## Manning Road, Droitwich, WR9 8HW

Price Guide £220,000

- Good Size End Terrace Property
- Two Double Bedrooms
- Separate W.C.
- Large Garden
- One Large Reception Room
- Bathroom
- Conservatory
- EARLY VIEWING ESSENTIAL

# 35 Manning Road, Droitwich WR9 8HW

An exciting renovation opportunity to acquire this end terrace property situated within a convenient location within Droitwich. NO ONWARD CHAIN EPC - D.



Council Tax Band: B





## LOCATION & DESCRIPTION

Occupying a prime position within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. Manning Road is an end terrace property. Access is via a partly glazed door opening into:-

### ENTRANCE PORCH

Ceiling light, front and side facing double glazed windows, a semi opaque door opens into:-

### RECEPTION HALL

Ceiling light, radiator, stairs to the first floor useful walk in storage cupboard and doors to:-

### LOUNGE

16'6 x 10'8

A spacious reception room with ceiling light, front facing double glazed window, tiled fireplace with hearth, mantle over and gas fire inset. Double glazed patio doors opens into:-

### CONSERVATORY

8'0 x 5'7

Ceiling light, rear and side facing double glazed windows, opaque roof and a side facing part double glazed door giving access to the garden.

### KITCHEN

10'5 x 8'2

Ceiling strip light, rear facing double glazed window and an understairs cupboard offering storage. There are wall, base and drawer units, roll top work surface over, stainless steel sink, matching drainer, wall mounted 'Worcester' boiler and space for appliances.

### REAR PORCH

Ceiling light, front and rear facing double glazed windows, side facing semi opaque double glazed door giving front and rear access.

### BATHROOM

8'9 x 4'8

Ceiling light, front facing double glazed opaque window and radiator. There is a three piece coloured suite consisting of bath with shower attachment, wash hand basin with pedestal and low level W.C.

### LANDING

Ceiling light, rear facing double glazed window, radiator and doors to:-

### BEDROOM ONE

16'3 x 10'5 (max)

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

### BEDROOM TWO

13'11 (max) x 10'8 (max)

Another double bedroom with ceiling light, two front facing double glazed windows, radiator and feature ornamental fireplace.

### SEPARATE W.C.

7'8 x 3'9

Ceiling light, rear facing double glazed window, radiator and a door leads to a useful walk in cupboard. There is a two piece suite consisting of wash hand basin with pedestal and low level W.C.

### OUTSIDE

To the front of the property is a spacious gravel and paved area offering the option to create off road parking. There is a wooden gate giving side pedestrian access to the rear. A path leads to the front door.

To the rear of the property is a good size private garden offering the potential for re-design and landscaping.

### SERVICES

We believe all mains services are connected to the property.



## Viewings

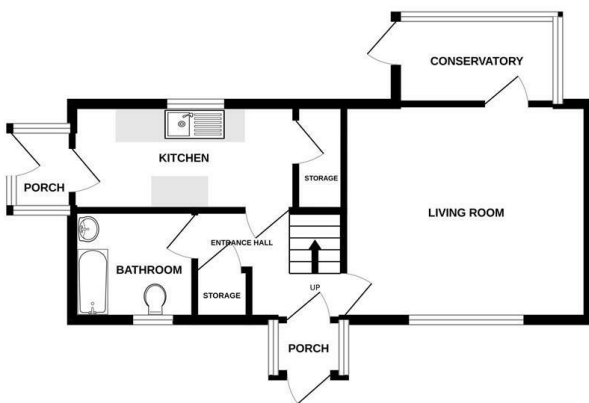
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

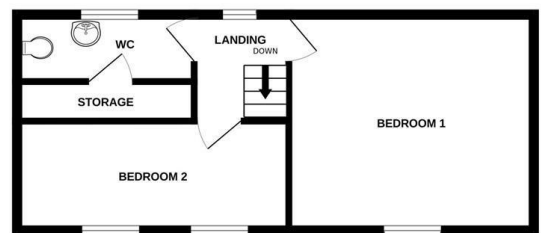
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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