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Parkinson Wright
Estate Agents



Comer Road, Worcester, WR2 5JD

Price Guide £325,000

- Traditional Detached Property
- Kitchen/Breakfast Room
- Shower Room
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Three bedrooms
- Rear Garden, Garage & Driveway
- NO ONWARD CHAIN

156A Comer Road, Worcester WR2 5JD

A well proportioned detached family home offering good size accommodation situated in a popular location within St Johns. EXCITING MODERNISATION OPPORTUNITY. EARLY VIEWING ESSENTIAL. EPC - D.



Council Tax Band: D





LOCATION AND DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Johns which has excellent access to transport links and Worcester city centre. There are variety of amenities locally including shops, schools, the university and leisure facilities. The property is a well proportioned detached house offering an exciting opportunity for modernisation and improvement. Access is via a part opaque double glazed door opening into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and doors to:-

CLOAKROOM

6'4 x 2'6

Ceiling light, side facing opaque double glazed window and radiator. There is a two piece suite consisting of wash hand basin with cupboard under and low level W.C.

KITCHEN/BREAKFAST ROOM

14'11 x 9'2

A good size space combining kitchen and dining areas with ceiling light, front facing double glazed window, side facing double glazed door giving rear access and radiator. There are a range of wall, base and drawer units with roll top work surface over, tiled splashback, one and a half bowl sink with matching drainer and mixer tap, four ring gas hob with extractor fan over, built in oven and space for appliances.

LOUNGE

16'3 x 13'11

A good size living space with ceiling light, two radiators, rear facing double glazed window, rear facing double glazed patio doors open into the conservatory and feature fireplace with hearth, mantle over and gas fire inset.

CONSERVATORY

14'11 x 9'2

With ceiling light, opaque sloping roof, double glazed rear and side facing windows and double glazed French doors providing access to the garden.

LANDING

Ceiling light, side facing double glazed window, loft access, airing cupboard housing the boiler and doors to:-

BEDROOM ONE

14'3 (max) x 10'1

A light and airy good size principal bedroom with ceiling light, front facing double glazed window, radiator and a range of fitted wardrobes, drawers and cupboards offering good storage space.

BEDROOM TWO

10'11 x 8'10

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

BEDROOM THREE

10'10 x 7'1

A good size single with ceiling light, rear facing double glazed window and radiator.

SHOWER ROOM

6'2 x 5'8

Ceiling light, side facing opaque double glazed window and a heated chrome towel rail. There is a three piece suite consisting of shower cubicle with shower attachment over, wash hand basin with pedestal and low level W.C.

OUTSIDE

To the front of the property is a lawned fore garden with a planted border. A slabbed driveway provides ample off road parking and leads to the front door.

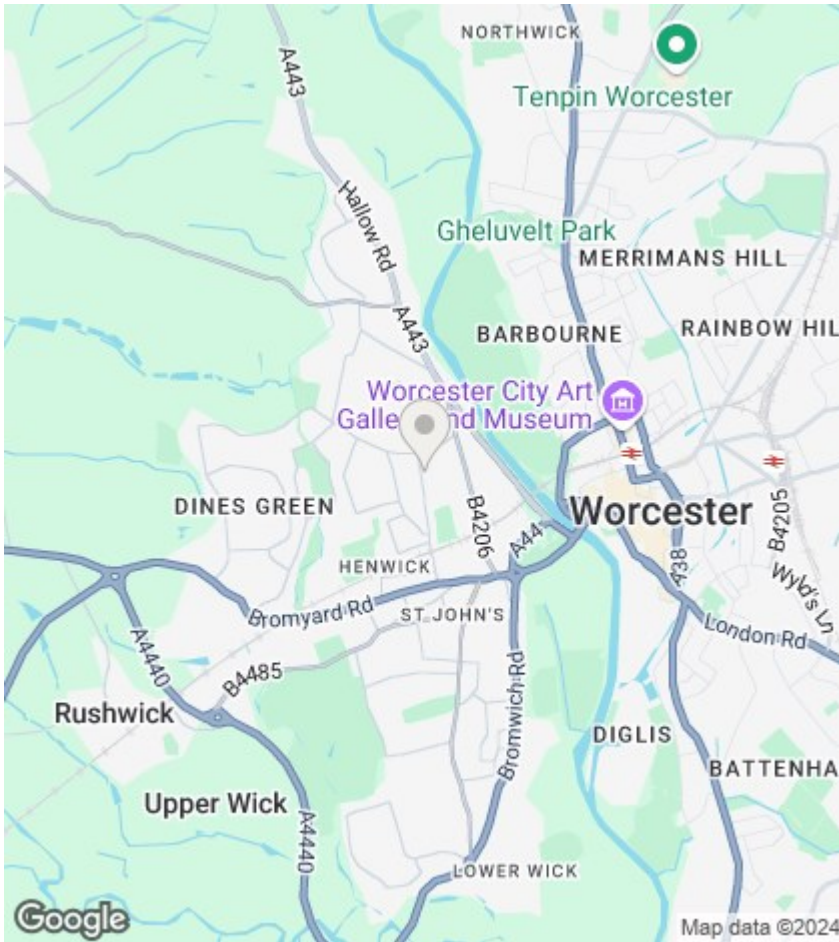
To the rear of the property is an enclosed, private garden. There are two wooden gates at the front of the house giving pedestrian access from both sides to the rear, a part slabbed and block paved pathway, lawn and planted borders with mature shrubs. A wooden door gives access into the garage from the garden. and an additional wooden gate at the rear of the garden opens onto an access road off Comer Avenue providing entrance to the garage.

GARAGE

A detached garage with up and over door, light and power.

SERVICES

we believe all mains services are connected to the property.



Viewings

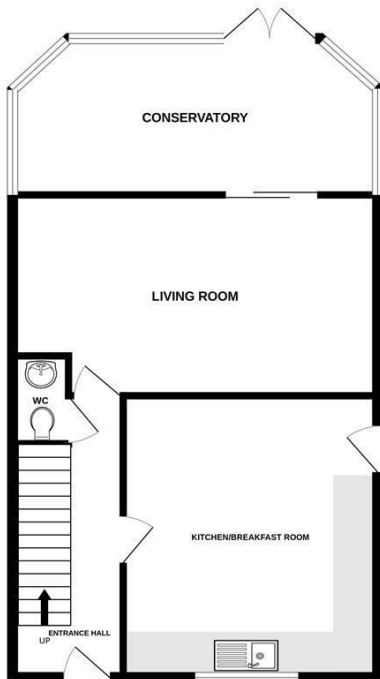
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

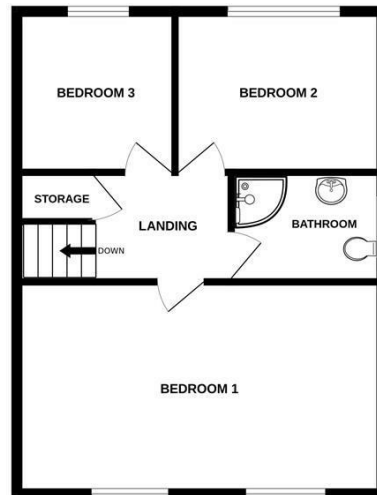
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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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