



**QualitySolicitors**  
**Parkinson Wright**  
**Estate Agents**



## Malvern Road, Worcester, WR2 4LQ

Price Guide £180,000

- Semi Detached Property
- Sought After Location
- Gas Central Heating & Double Glazing
- EARLY VIEWING ESSENTIAL
- Two Double Bedrooms
- Driveway & Rear Garden
- Ideal for First Time Buyer/Investor

# 52 Malvern Road, Worcester WR2 4LQ

A two bedroom semi detached period property situated in a sought after location within St Johns. NO CHAIN. EPC - C



Council Tax Band: A





## LOCATION AND DESCRIPTION

The property is situated in a superb and convenient location 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. 52 Malvern Road is a semi detached property, access is via a semi opaque double glazed door opening into:-

## LOUNGE

10'10 x 10'9 (max)

Ceiling light, front facing double glazed window, radiator and door to:-

## KITCHEN

11'1 (max) x 9'7

Ceiling light, rear facing double glazed window, radiator and stairs to the first floor. There are a range of wall, base and drawer units with roll top work surface over, stainless steel sink with matching drainer, mixer tap, four ring electric hob with extractor fan over, built in oven, washing machine and fridge/freezer. Door to:-

## INNER LOBBY

Ceiling light, semi opaque double glazed door giving rear access and door to:-

## BATHROOM

6'8 x 5'9

Ceiling light, rear facing opaque double glazed window, radiator and cupboard housing a wall mounted 'Worcester' boiler. There is a three piece white suite consisting of bath with shower over, wash hand basin with pedestal and low level W.C.

## LANDING

Ceiling light and doors to:-

## BEDROOM ONE

11'0 x 10'11

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

## BEDROOM TWO

9'1 x 8'3

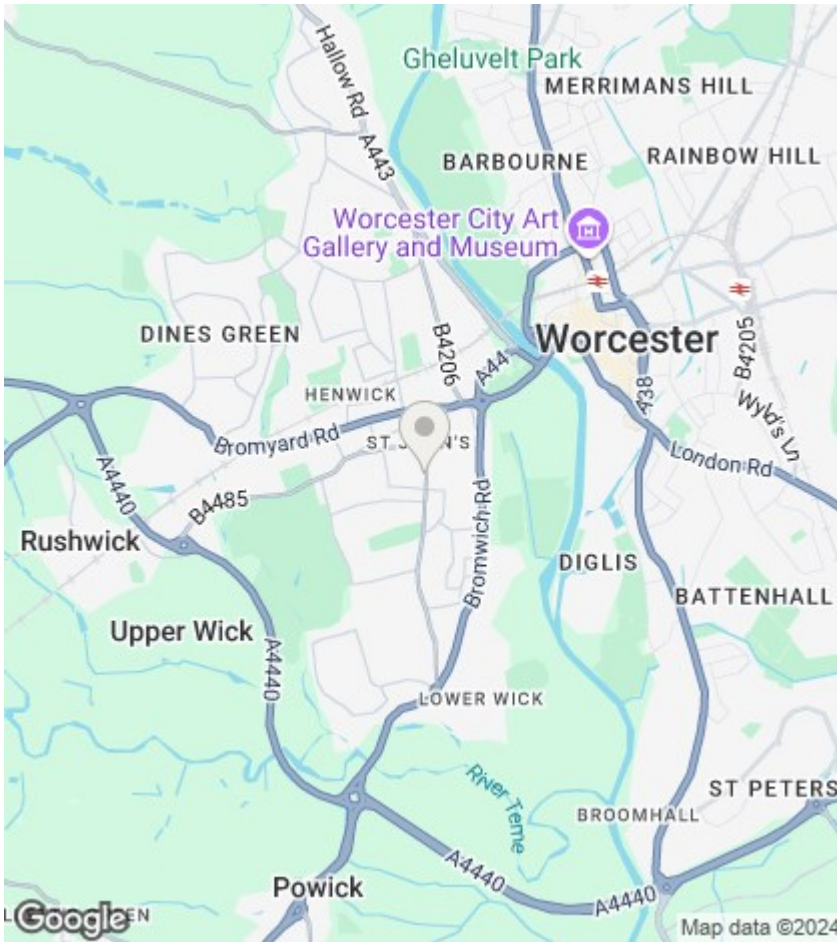
Another double bedroom with ceiling light, rear facing double glazed window, radiator and two useful storage cupboards.

## OUTSIDE

To the front of the property is a block paved driveway leading to the front door, a lawned foregarden and side pedestrian access to the rear garden via a wooden gate.

## 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: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

### Malvern Road, Worcester

