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Parkinson Wright
Estate Agents



Badger Gardens, Worcester, WR5 3TG

Price Guide £200,000

- Mid Terrace House
- Two Bedrooms
- Gas Central Heating & Double Glazing
- TWO ALLOCATED PARKING SPACES
- Open Plan Lounge
- Enclosed Rear Gardens
- Popular Location With Good Motorway Access
- EARLY VIEWING ESSENTIAL

20 Badger Gardens, Worcester WR5 3TG

An exciting opportunity to acquire a two bedroom middle terraced property with rear garden and parking situated in this popular area within St Peters. NO CHAIN. SCOPE FOR MODERNISATION. IDEAL INVESTMENT OR FIRST HOME. EPC - C.



Council Tax Band: B



LOCATION AND DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Peters which has excellent access to the M5 and Worcester city centre. There are a variety of amenities locally including supermarkets, well regarded local schools and leisure facilities. The property is within walking distance to a bus route. Access to the property is via a UPVC double glazed front door with matching opaque panels opening into:-

ENTRANCE HALL

Ceiling light, radiator and doors to:-

KITCHEN

8'10 x 7'9

Ceiling light, front facing double glazed window and wall mounted boiler. There are a range of wall, base and drawer units with roll top work surface over, tiled splashback, extractor fan, stainless steel sink with matching drainer, mixer tap and space for appliances.

LOUNGE

14'3 x 12'3 (both max)

A light and airy open plan reception room incorporating the stairs which lead to the first floor, ceiling light, two radiators and rear facing double glazed patio doors give a pleasant outlook over the garden. There is a feature semi circular archway providing an opening through to the kitchen which creates a sociable space between the two rooms.

LANDING

Ceiling light, loft access, airing cupboard and doors to:-

BEDROOM ONE

11'1 (into wardrobe) x 12'3 (max)

Ceiling light, rear facing double glazed window, radiator and fitted wardrobes offering useful storage space.

BEDROOM TWO

9'6 x 5'7

Ceiling light, front facing double glazed window and radiator.

BATHROOM

6'3 x 6'0

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

OUTSIDE

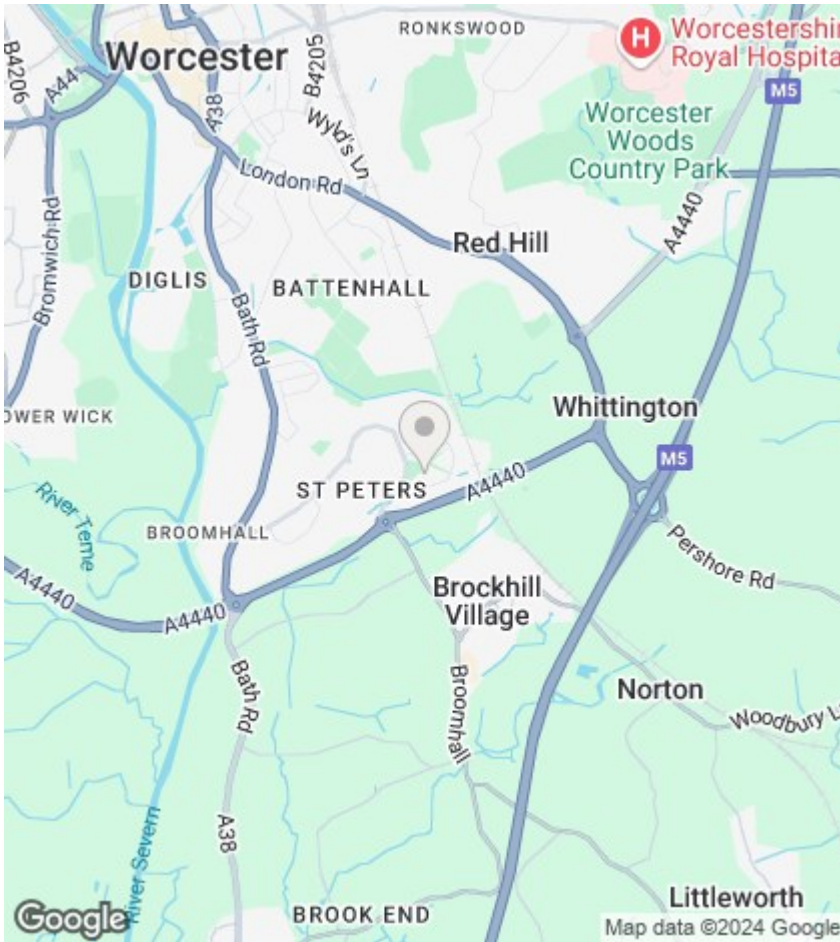
To the front of the property is a fore garden laid with

decorative slate and a slabbed path leads to the front door. A communal carpark provides two allocated parking spaces.

To the rear of the property is a pleasant and enclosed rear garden, with a slabbed seating area, a selection of trees and shrubs and a wooden shed. A slabbed path leads to the rear of the garden where there is a wooden gate providing a rear access to the property.

SERVICES

We believe all mains services are connected to the property.



Viewings

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

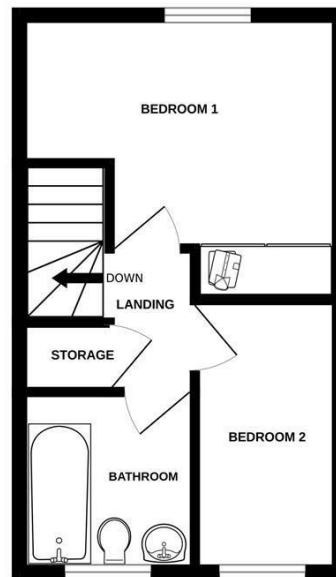
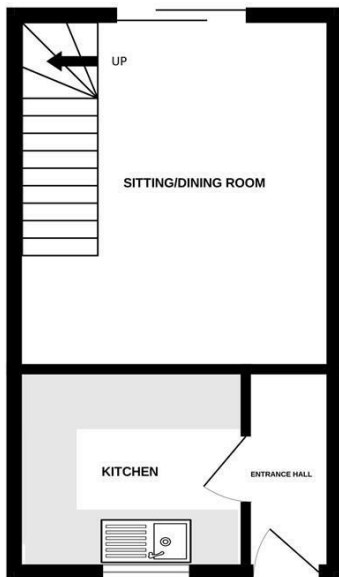
EPC Rating: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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