



QualitySolicitors
Parkinson Wright
Estate Agents



Canterbury Road, Worcester, WR5 1PN

Price Guide £220,000

- Substantial Semi Detached House
- Close to City Centre, M5 Network & Royal Hospital
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Convenient Location
- Two Reception Rooms
- Driveway Good Size Garden
- **EARLY VIEWING ESSENTIAL**

86 Canterbury Road, Worcester WR5 1PN

A substantial three bedroom semi detached property offering good size accommodation situated in a popular location. IDEAL INVESTMENT OR FIRST TIME PURCHASE. EPC - D



Council Tax Band: B





LOCATION AND DESCRIPTION

Situated in an extremely convenient location which has excellent access to transport links, Worcester Royal Hospital and Worcester city centre. There are a variety of amenities locally including Waitrose, well regarded local schools and leisure facilities. The property is accessed via a double glazed sliding door opening into:-

PORCH

A useful space providing access into the property via a UPVC door which opens into:-

ENTRANCE HALL

Ceiling light, side facing opaque double glazed window, useful understairs cupboard, stairs to the first floor and doors to:-

DINING ROOM

11'9 x 10'5

Ceiling light, front facing double glazed window and radiator. There is a useful walk-in cupboard/pantry which offers good storage. A door opens into:-

LOUNGE

13'5 (max) x 11'10

A good size and pleasant reception room overlooking the garden with ceiling light, rear facing double glazed window, radiator and a brick fireplace with hearth, mantle over and gas fire inset.

KITCHEN

9'6 x 5'11

Ceiling light, side facing double glazed window and a wall mounted 'Worcester' boiler. There are wall, base and drawer units, stainless steel sink with matching drainer and space for appliances. A door opens into:-

REAR PORCH

A side pedestrian access from the front of the property via a semi opaque UPVC door opens into this useful area which incorporates a separate W.C and a separate brick storage room formerly the coal house. A further semi opaque UPVC door opens onto the rear garden.

LANDING

Ceiling light, side facing opaque double glazed window, loft access and doors to:-

BEDROOM ONE

13'6 x 10'5

A good size principal bedroom with ceiling light, rear facing double glazed window and built in cupboard offering good amount of storage space.

BEDROOM TWO

11'10 x 10'11

Another double bedroom with ceiling light, front facing double glazed window, radiator and built in storage cupboard.

BEDROOM THREE

9'7 x 7'5

A single bedroom with ceiling light, rear facing double glazed window, radiator and airing cupboard housing the hot water tank.

BATHROOM

7'8 x 7'4

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

OUTSIDE

To the front of the property is a blocked paved driveway offering ample off road parking.

To the rear of the property is a good size, enclosed rear garden with a slabbed seating area, brick store, lawn and borders with a selection of mature shrubs.

SERVICES

We believe all mains services are connected to the property.



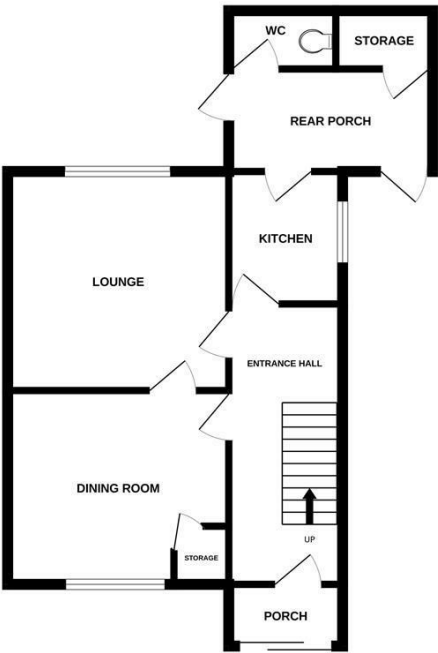
Viewings

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

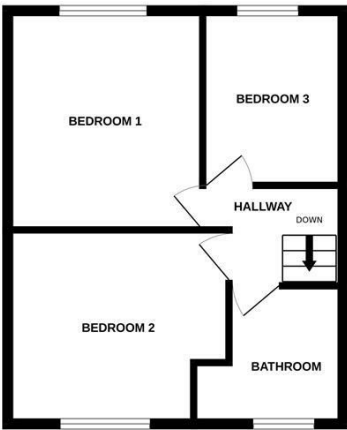
EPC Rating: D

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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