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Parkinson Wright
Estate Agents



Bransford Road, Worcester, WR2 4EX

Price Guide £235,000

- Three Bedrooms
- Two Bathrooms
- Off Road Parking
- Desirable Location
- NO CHAIN
- Two Reception Rooms
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- EARLY VIEWING ESSENTIAL

178 Bransford Road, Worcester WR2 4EX

A good sized three bedroomed property, situated in a sought after location within St Johns. Off Road Parking and enclosed rear garden. Gas Central Heating & Double Glazing. IDEAL INVESTMENT OR FIRST TIME PURCHASE. NO CHAIN. EARLY VIEWING ESSENTIAL. This property really needs to be seen to appreciate the potential. EPC - D



Council Tax Band: B



LOCATION AND DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Johns which has excellent access to transport links and close to Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property is a three bedroom end of terraced property, access of which is via a composite door opening to;

HALLWAY

12'11" x 5'1" max

Having useful storage cupboards housing the utility meters and consumer unit. Recessed ceiling light fitting, stairs to the first floor and doors to;

LOUNGE

13'1" max into bow x 13'0" max

A good sized main living room with front facing double glazed bow window providing lots of natural light, ceiling light fitting and radiator.

RECEPTION ROOM TWO

12'11" max x 11'5"

A second good sized reception room with rear facing double glazed window, additional side facing high level window, ceiling light fitting and radiator. Door to;

KITCHEN

8'0" max x 11'11" max

A light room having side facing double glazed window, recessed ceiling lights, and a radiator. The kitchen comprises fitted base and wall units with work surfacing over and tiled surround. the kitchen benefits from a four ring Neff gas,3 hob, an eye level Belling oven, stainless steel sink with matching drainer and plumbing for washing machine along with a further appliance space. There is also a wall mounted combination gas Baxi boiler providing the heating and hot water. A beautiful feature wooden mantelpiece over the once original fireplace recess finishes this kitchen nicely. A multipaned door leads to the:

REAR LOBBY

Having a composite door leading to the garden, a high level internal window looking to the bathroom and internal door leading to;

BATHROOM

7'11" max x 7'6" max

An 'L' shaped bathroom with rear facing window, two light fittings, ceiling extractor and radiator. The suite comprises a WC, basin and pedestal and bath with tiled surround.

STAIRS AND LANDING

A light open hallway with side facing sash window, two recessed lights and a pendant light further onwards, access to left and doors radiating to;

BEDROOM ONE

12'11" max x 11'5"

A good sized light airy principal bedroom with two front facing double glazed sash style windows, ceiling light and radiator. There is a door to a storage space which could be utilised as a wardrobe, currently with another door leading back to the landing.

BEDROOM TWO

11'5" x 10'0" max

An ample sized second double bedroom with rear facing double glazed window, ceiling light and radiator.

BEDROOM THREE

9'5" x 7'11" max to reduced height

A single bedroom with rear facing window along with an additional side facing window, ceiling light and radiator.

SHOWER ROOM

4'11" max x 5'3" max

Recently re-fitted with shower boards to full height, corner shower with Triton electric shower, wall mounted corner basin and close coupled WC. two ceiling lights and a radiator. This upstairs facility really is an added bonus to the property.

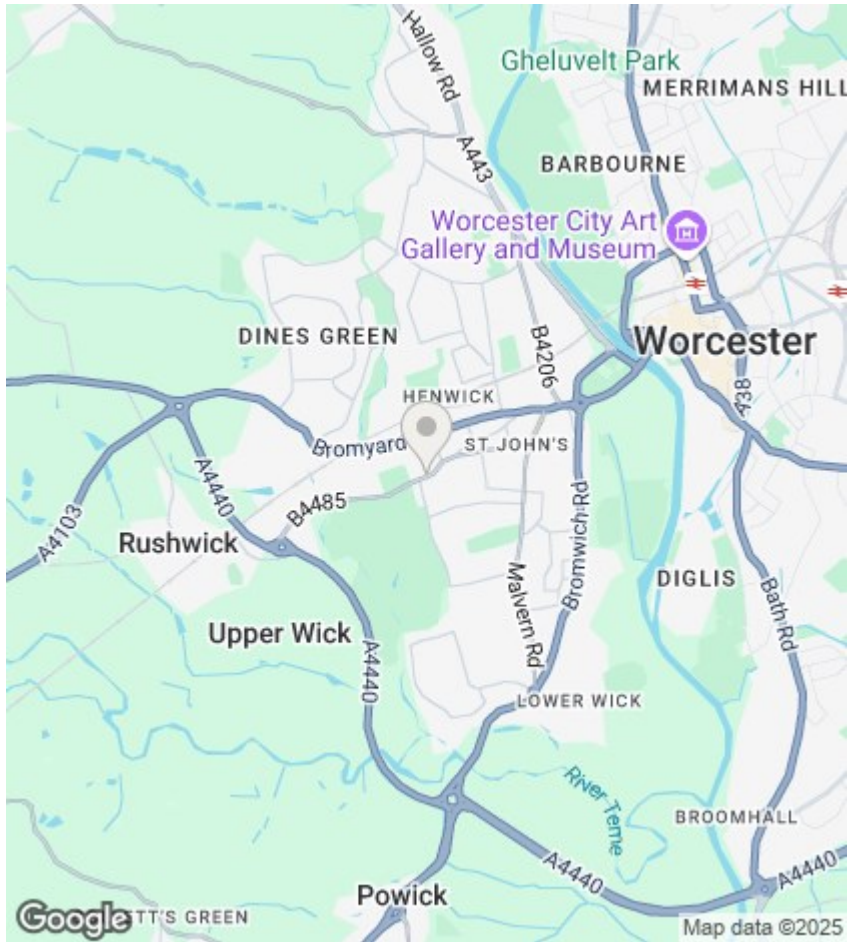
OUTSIDE

To the front of the property, there is a useful off road slate style gravelled parking space to the front, of the property, with a path leading down the side of the property to the main side door.

To the rear of the property there is a larger than average garden for these style properties, laid to lawn and fenced on both sides creating a secure, sunny outside space.

SERVICES

We believe all mains services are connected.



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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |