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



## Russet Close, Worcester, WR2 6EL

Price Guide £215,000

- Semi Detached Property
- Three Bedrooms
- Plenty of Scope For Modernisation
- Two Reception Rooms
- Garage & Off Road Parking
- NO CHAIN



# 8 Russet Close, Worcester WR2 6EL

An exciting opportunity to acquire this semi detached property offering a modernisation opportunity. Situated in a popular location within St Johns. EARLY VIEWING ESSENTIAL. EPC E.

 3  1  2  E

Council Tax Band: C





## LOCATION & 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. Access is via a UPVC door with matching opaque double glazed window opening into:-

### ENTRANCE PORCH

A solid wooden door opens into:-

### RECEPTION HALL

Ceiling light, understairs cupboard, gas wall heater, stairs to the first floor and doors to:-

### LOUNGE

12'11 x 10'4 (max)

A spacious living space with ceiling light, front facing double glazed window, tiled fireplace with hearth and mantle over and gas fire inset. The lounge opens into:-

### DINING ROOM

10'9 x 9'0

Ceiling light, rear facing double glazed window, rear facing double door opens onto the garden Door to:-

### KITCHEN

11'5 x 7'6

Ceiling light, side facing double glazed window and rear facing double glazed semi opaque door providing rear access. There are wall, base and drawer units, work surface over, stainless steel sink with matching drainer and space for appliances.

### LANDING

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

### BEDROOM ONE

13'1 x 9'11

A good size principal bedroom with ceiling light and front facing double glazed window.

### BEDROOM TWO

10'10 x 9'11

Another double bedroom with ceiling light, rear facing

double glazed window and cupboard with shelving and housing the hot water tank.

### BEDROOM THREE

9'11 x 6'5

Ceiling light and front facing double glazed window.

### BATHROOM

7'3 x 6'6

Ceiling light, rear facing opaque double glazed window, bath, wash hand basin with pedestal and low level W.C.

### DETACHED GARAGE

Of concrete construction.

### OUTSIDE

To the front of the property is a lawned fore garden a path leads to the garage and gives pedestrian access to the rear of the property.

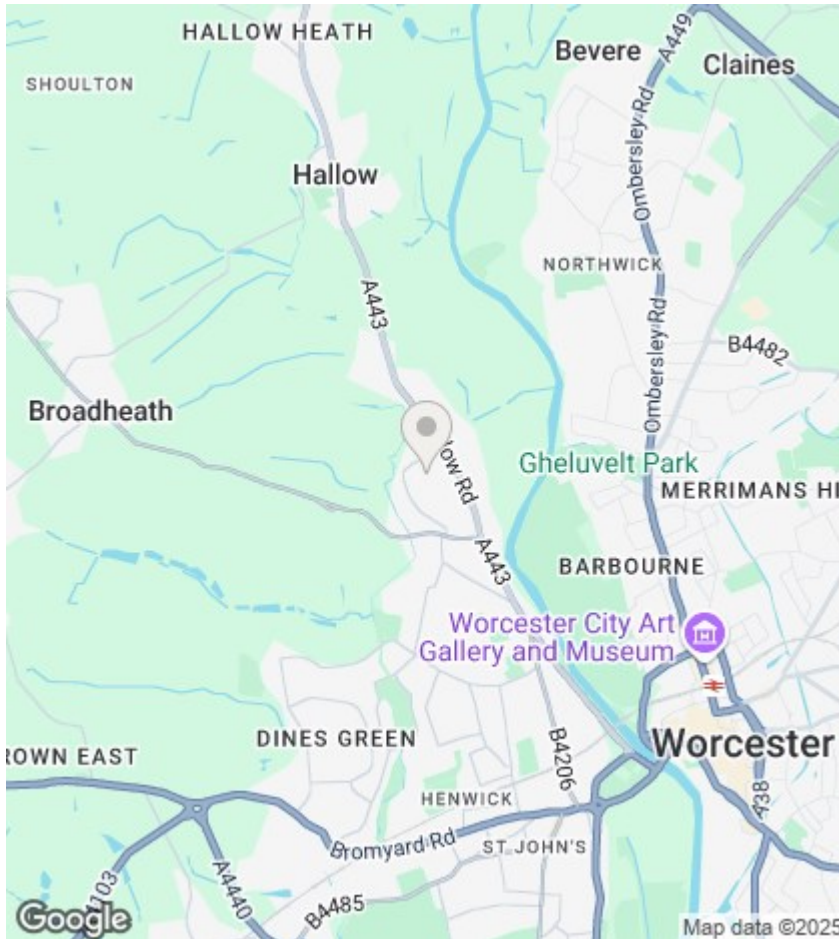
To the rear of the property is a low maintenance garden giving plenty of scope for re-design and landscaping.

### SERVICES

Water and electric are connected to the property but have not been checked by the agent.

Please note ... The property does not have gas central heating





## Viewings

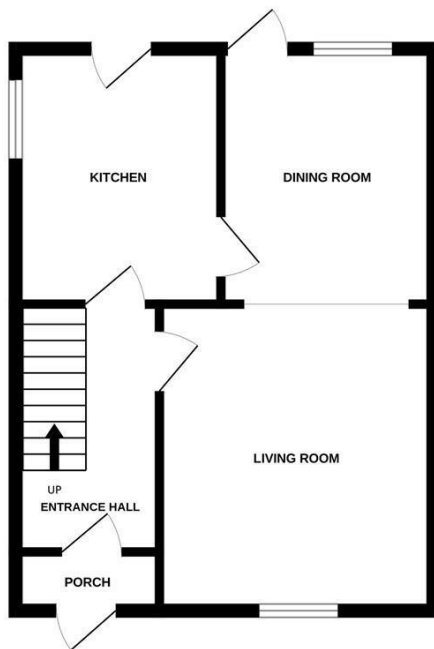
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

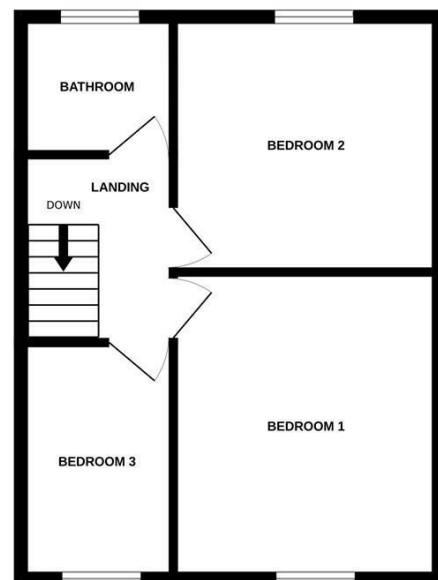
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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