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Parkinson Wright
Estate Agents



Himbleton Road, Worcester, WR2 6BB

Price Guide £270,000

- Semi-Detached
- Gas Central Heating and Double Glazing
- Garage & Driveway
- Ideal First Home
- Three Bedrooms
- Gardens
- Sought After Location
- NO CHAIN

34 Himbleton Road, Worcester WR2 6BB

A three bedroom semi detached property offering good sized accommodation, situated in a sought after location within St Johns. NO CHAIN. VIEWING ESSENTIAL. EPC - C



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. 34 Himbleton Road is a semi-detached property with three bedrooms and is accessed over the driveway and via a wooden door with letterbox into;

PORCH

Comprising of wooden windows and an internal obscure glazed PVC door leading into the;

ENTRANCE HALLWAY

Having front facing double glazed window, ceiling light, and radiator. Stairs to first and multipaned doors leading to;

LIVING ROOM

21'5" x 12'1" max

A good sized reception room with front facing double glazed window, two ceiling light fittings and sliding fully glazed patio doors leading to the garden. This room further benefits from a radiator and fireplace, with an inset gas fire.

KITCHEN

10'7" x 10'0"

Rear facing double glazed window looking to the garden, ceiling light, and radiator. The kitchen comprises of base, drawer and wall mounted units with work surfacing over and tiled splashbacks. There are appliance spaces and plumbing for both washing machine and dishwasher. Single bowl sink with matching drainer, and freestanding cooker with four ring gas hob and an extractor over. The understairs cupboard encloses the consumer unit and utility meters. Door to;

GARAGE

16'1" x 10'11"

Approx measurements. With power and lighting, wooden door to rear garden and up and over front door. There is a wooden door leading to the gardeners toilet which has a window to garden and WC.

STAIRS AND LANDING

With side facing double glazed window, ceiling light and access to loft., Built in cupboard with ladder style radiator and a wall mounted Worcester Bosch combination gas boiler providing the heating and hot water.

BEDROOM ONE

12'1" x 10'11" to wardrobes

Another good sized room with front facing double glazed window, ceiling light and radiator. This room benefits from built in cupboards with hanging rails.

BEDROOM TWO

13'4" max x 8'2" max

A good sized double room with rear facing double glazed window, ceiling light, radiator and built cupboard with clothes rails. This room benefits from a corner shower cubicle.

BEDROOM THREE

9'5" max x 7'10" max

'L' shaped and having front facing double glazed window, ceiling light and radiator. This room benefits from a built in over stairs cupboard.

SEPARATE WC

Rear facing double glazed window, light, radiator and WC.

BATHROOM

Side facing double glazed window, ceiling light and radiator. Consisting of basin and pedestal and bath with hose head shower attachment over.

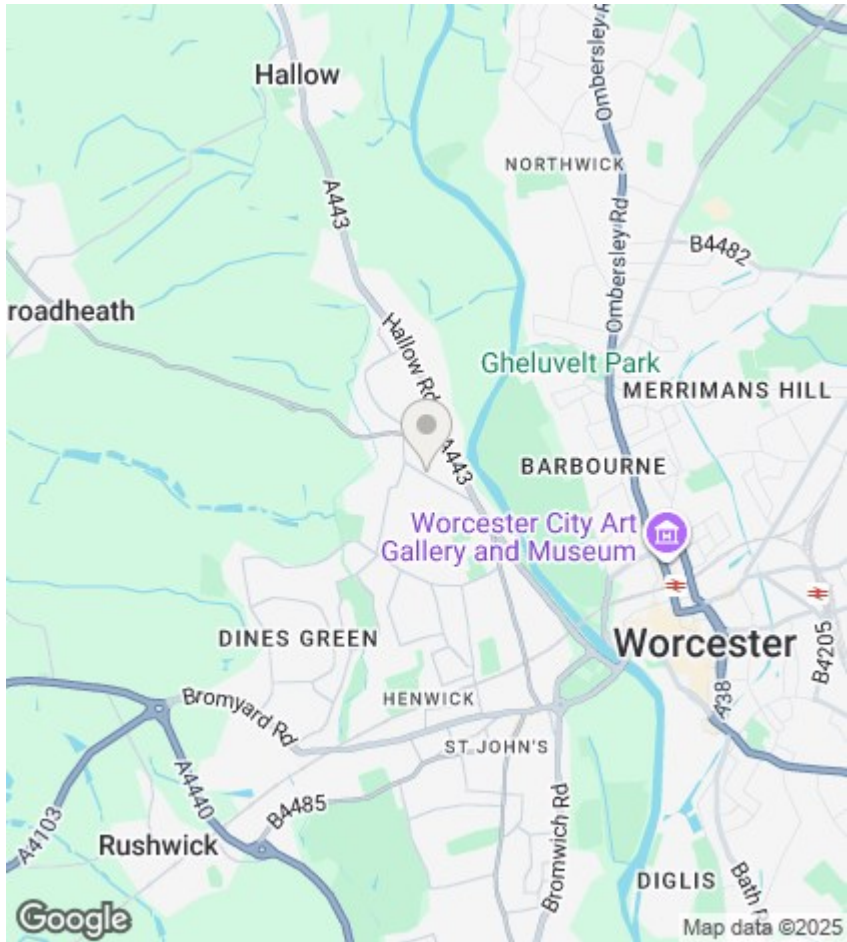
OUTSIDE

To the front of the property there is a well maintained fore garden with mature shaped shrubs and hedges and a low level wall to the front. There is a driveway and pathway to the garage and in turn to the front door. There is a wooden pedestrian door leading into the garage as well as the metal up and over door.

To the rear of the property there is a slabbed patio area and a good sized lawned garden with fencing to the boundaries and a rear hedge, there are areas designated for planting. There is also a wooden garden shed. This garden is extremely well maintained with mature shaped shrubs creating a lovely outside area.

SERVICES

We believe all mains services are connected, however this must be confirmed by your legal representative.



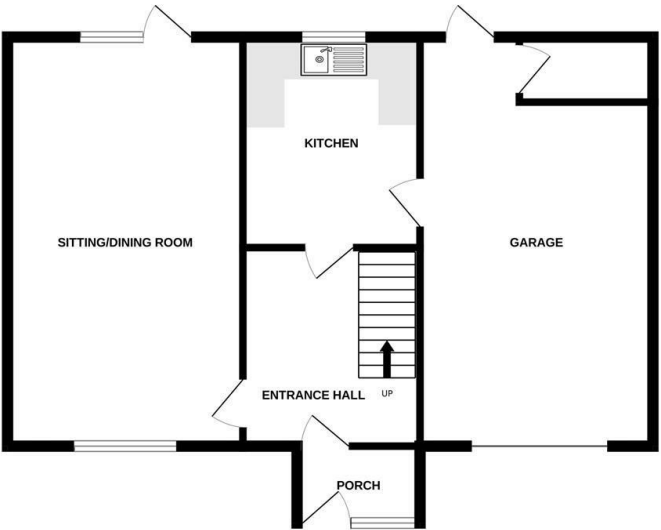
Viewings

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

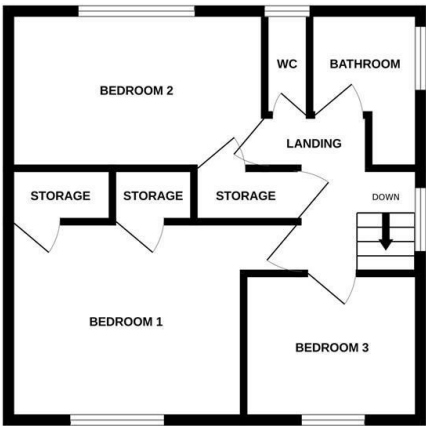
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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