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Parkinson Wright
Estate Agents



Martley Road, Worcester, WR2 6HH

Offers Over £200,000

- Middle Terrace Property
- Open Plan Lounge/Kitchen/Diner
- Three Bedrooms
- Gardens
- NO CHAIN
- Sought After Location
- Conservatory
- Bathroom
- Off Road Parking To Rear

50 Martley Road, Worcester WR2 6HH

A deceptively spacious three bedroom middle terrace house situated in a sought after location within St Johns. Ideal first time buy. SCOPE FOR MODERNISATION. EARLY VIEWING ESSENTIAL.



Council Tax Band: B





LOCATION & DESCRIPTION

Situated in a sought after location within St Johns close to local amenities, schools and transport links. The property is a middle terrace home access is via steps which lead to the front door opening into:-

ENTRANCE PORCH

Ceiling light and two front facing double glazed windows. Door to:-

LOUNGE

14'8 (max) x 13'3

A spacious, light and airy open plan lounge with ceiling light, front facing double glazed window, front facing double glazed patio door allowing plenty of natural light, wall mounted gas fire and stairs to the first floor.

KITCHEN/DINER

14'8 (max) x 13'3

Open plan living combining kitchen and dining areas with two ceiling lights, rear facing double glazed window, rear facing double glazed patio door opening into the conservatory, useful understairs storage cupboard and a further cupboard housing the hot water tank. The kitchen consists of wall, base and drawer units with roll top work surface over, tiled splashback, stainless steel sink with matching drainer, four ring gas hob with extractor fan over, built in oven and space for appliances.

CONSERVATORY

11'7 x 9'5

Wall light, rear facing double glazed windows, rear facing double glazed patio doors overlooking the garden and side facing opaque double glazed windows.

LANDING

Ceiling light, loft access and doors to:-

BEDROOM ONE

14'4 x 8'5

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

BEDROOM TWO

9'4 x 8'6

Another double bedroom with ceiling light and rear facing double glazed window.

BEDROOM THREE

10'1 x 6'0

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

BATHROOM

5'10 x 5'5

Ceiling light, rear facing opaque double glazed window and tiled walls. There is a three piece suite consisting of a walk in shower cubicle with electric shower over, wash hand basin with cupboard under and low level W.C.

OUTSIDE

To the front of the property is a is a lawned foregarden.

To the rear of the property is a low maintenance garden mainly slabbed which offers further potential for re-design and landscaping. There is rear access to the property from Monarch Drive with wooden gates opening onto a slabbed area providing off road parking.

SERVICES

We believe all mains services are connected to the property but have not been verified by the agent.



Viewings

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

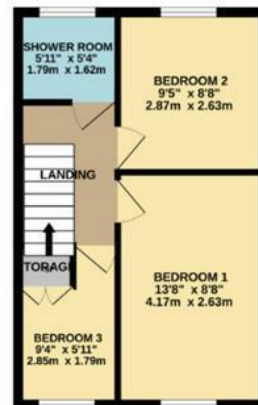
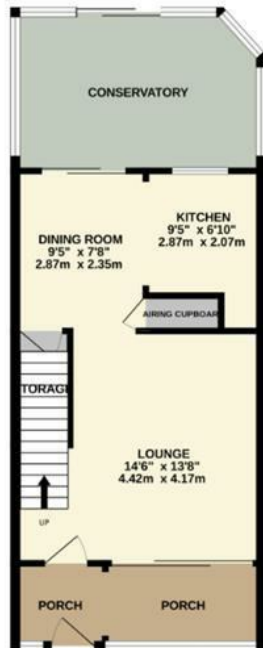
EPC Rating: E

Energy Efficiency Rating

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

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (80.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, appliances and equipment shown here are shown as best and no guarantee as to their operation or efficiency can be given.
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