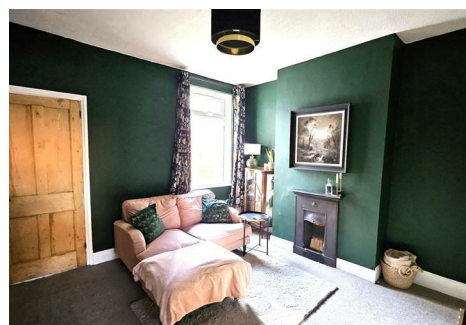
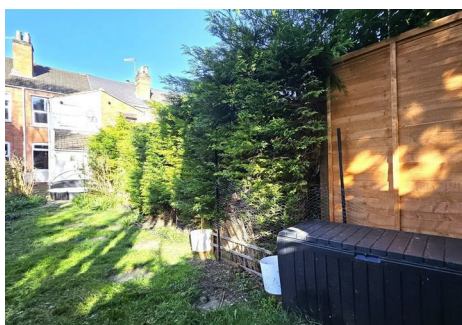




QualitySolicitors
Parkinson Wright
Estate Agents



Vincent Road, Worcester, WR5 1AY

Price Guide £195,000

- Victorian Terrace House
- Two Bedrooms
- Gas Central Heating & Double Glazing
- IDEAL INVESTMENT OR FIRST PURCHASE
- Two Reception Rooms
- Rear Garden
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (subject to p.p.)

72 Vincent Road, Worcester WR5 1AY

A well presented period property with two reception rooms and two bedrooms with rear garden situated moments away from Worcester City Centre. NO CHAIN. IDEAL INVESTMENT OR FIRST PURCHASE. EPC - D.



Council Tax Band: B





LOCATION & DESCRIPTION

The property is situated on the outskirts of Worcester city centre in a superb position for rail, bus & motorway links. There are a variety of amenities locally including a wide range of shops, 'The Hive' library, cinemas, pubs, restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University buildings all nearby. Medical practitioners, dentists and opticians are also all within walking distance. The property is a mid terrace home offers well presented accommodation. There is potential to extend into the attic or outhouses if required. Access is via a wooden front door opening into:-

RECEPTION ROOM ONE

12'11" into bay x 11'1"

Ceiling light, front facing double glazed bay window, radiator, original feature fireplace and wooden door to:-

RECEPTION ROOM TWO

15'1" max x 11'2"

Ceiling light, rear facing double window, radiator, feature fireplace, wooden door opening on to stairs leading up to the first floor, useful under stairs storage cupboard with consumer unit and wooden door to:-

KITCHEN

9'0" x 5'11"

Ceiling light, radiator, side facing double glazed window and wooden stable style door providing access to rear garden. There is a fitted kitchen with a range of base, wall and drawer units with work surfacing over and tiled splashbacks, stainless steel sink with drainer, plumbing for washing machine and space for appliances. Extractor over.

LANDING

Two ceiling lights, loft access, which is boarded and has electricity and offers potential to be converted to create additional accommodation if required. Wooden doors radiating to:

BEDROOM ONE

11'2" max x 11'2" max

Ceiling light, front facing double glazed bay window, built in cupboard with wooden door and radiator.

BEDROOM TWO

11'10" x 8'0"

Ceiling light, rear facing double glazed window and radiator.

BATHROOM

10'1" max x 6'5"

'Velux' window, ceiling light, radiator and built in cupboard housing gas combination boiler. There is a three piece white suite comprising of bath with shower over, wash hand basin with pedestal and low level WC with tiling to walls.

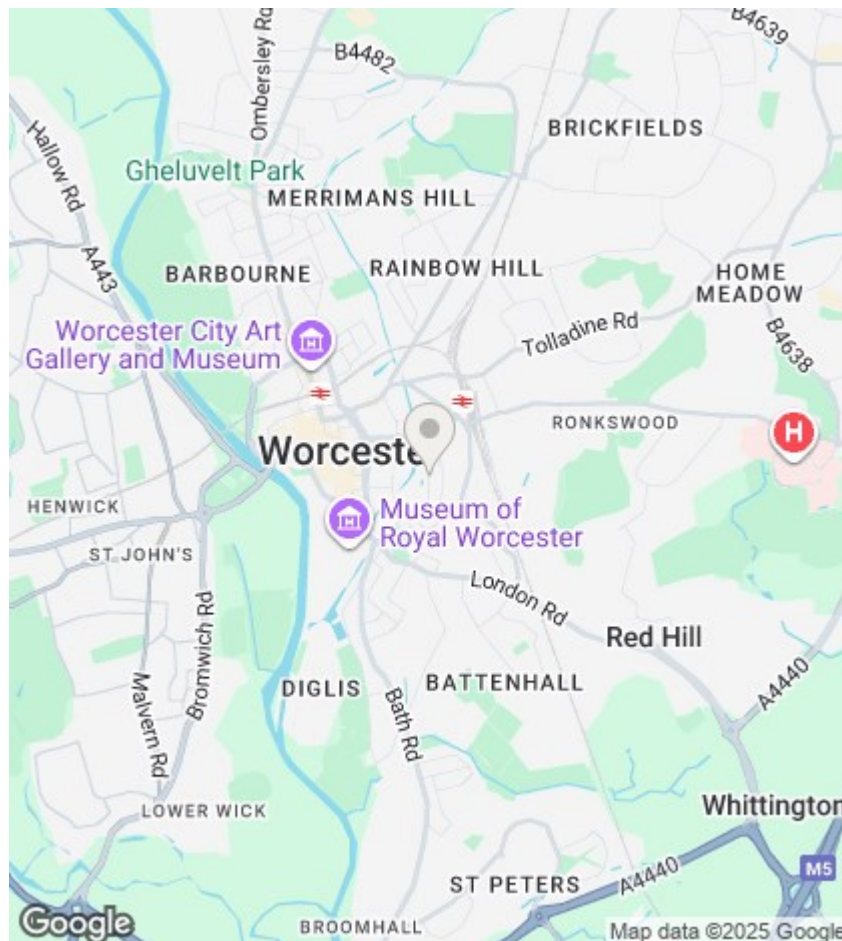
OUTSIDE

To the front of the property is a walled fore garden and path to front door.

To the rear of the property is an enclosed garden laid to lawn with borders, paved seating area there are two brick outhouses which have plumbing facilities and one houses a WC (there is potential to incorporate these into the kitchen area) and brick built outhouses already equipped with water and power pending a possible kitchen extension (subject to obtaining the necessary planning consents).

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		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		