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Parkinson Wright
Estate Agents



Boughton Avenue, Worcester, WR2 5EJ

Price Guide £230,000

- Semi Detached House
- Three Bedrooms
- Gas Central Heating & Double Glazing
- MODERNISATION OPPORTUNITY
- Corner Plot
- Gardens & Driveway
- Convenient Location
- NO CHAIN

56 Boughton Avenue, Worcester WR2 5EJ

An exciting opportunity to acquire this three bedroom semi detached property situated within a corner plot and offering an exciting modernisation opportunity. EARLY VIEWING ESSENTIAL. EPC - TBC



Council Tax Band: B





LOCATION & 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. This three bedroom semi detached home sits within a corner plot. Access is via a UPVC front door opening into:-

RECEPTION HALL

Ceiling light, stairs to the first floor and door to:-

LOUNGE

14'10 (max) x 11'11

Ceiling light, front facing UPVC double glazed window, radiator, useful understairs cupboard, fireplace with hearth, mantle over and gas fire inset. (Please note... the gas fire has been disconnected)

KITCHEN/BREAKFAST ROOM

15'2 x 8'10

Offering spacious kitchen and dining areas with ceiling light, rear facing UPVC double glazed window and radiator. There are a range of wall, drawer and base units, roll top work surface over, complimentary tiled splashback, wall mounted boiler having been recently serviced concealed behind a wall cupboard, one and a half bowl stainless steel sink with matching drainer, mixer tap, four ring gas hob, extractor fan over, built in double oven, integrated appliances to include fridge, freezer, new dishwasher. There is a washing machine inset. Door to:-

INNER PORCH

Ceiling light, side facing part opaque double glazed door giving rear access, door to a useful brick storage area and a further door opens into:-

W.C.

4'5 x 2'7

Ceiling light, side facing UPVC opaque double glazed window, radiator and low level W.C.

LANDING

Ceiling light, radiator, loft access, useful storage cupboard and doors to:-

BEDROOM ONE

12'9 (max) x 9'12

A good size principal bedroom with ceiling light, rear facing UPVC double glazed window and radiator.

BEDROOM TWO

9'5 x 8'9 (both max)

Ceiling light, front facing UPVC double glazed window and radiator.

BEDROOM THREE

8'11 x 8'4 (both max)

Ceiling light, front facing UPVC double glazed window and radiator.

BATHROOM

Ceiling light, complimentary tiling to wall, tiled floor. chrome heated towel rail and airing cupboard housing the hot water tank . There is a three piece suite consisting of shower cubicle with 'Triton' shower over, wash hand basin with pedestal and low level W.C.

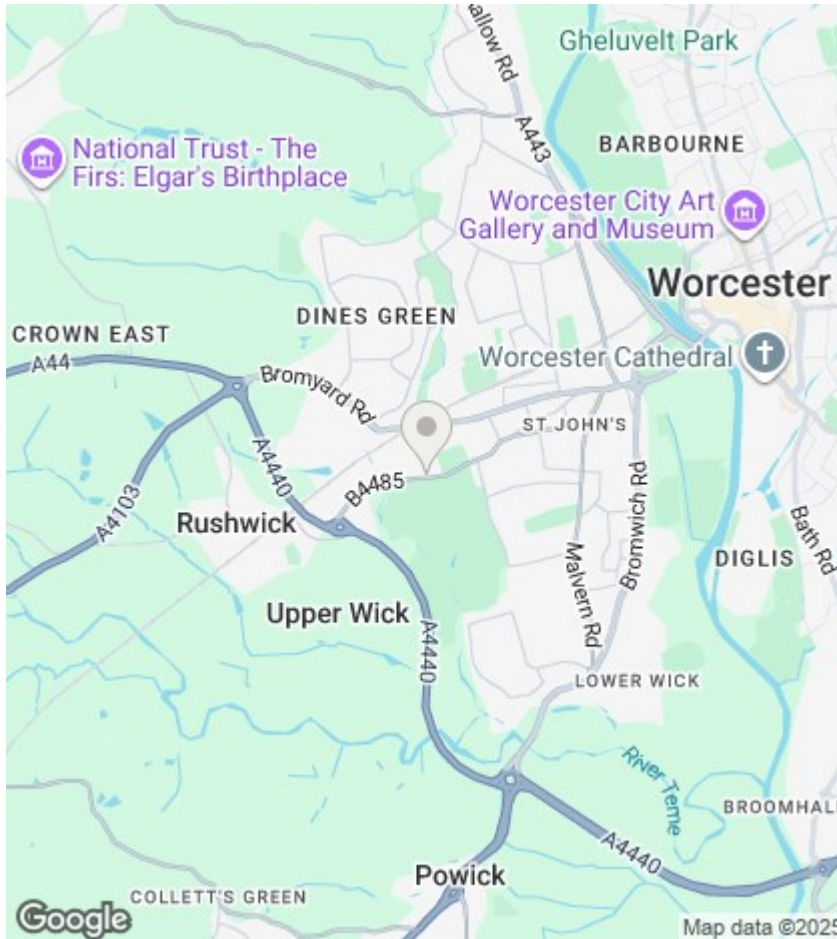
OUTSIDE

To the front of the property is a spacious frontage with a parking area for multiple cars, lawned foregarden, side pedestrain access to the rear via a wooden gate and a path leads to the front door.

To the rear of the property is an enclosed, low maintenance garden offering potential for re-design and landscaping, there is a slabbed area and wooden shed in situ.

SERVICES

All mains services are coonnected to the property.



Viewings

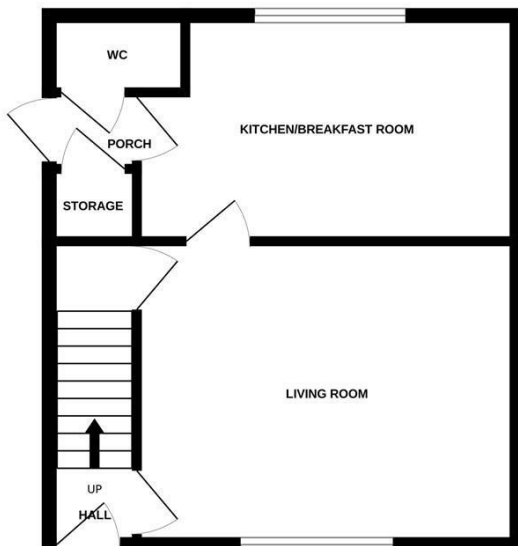
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

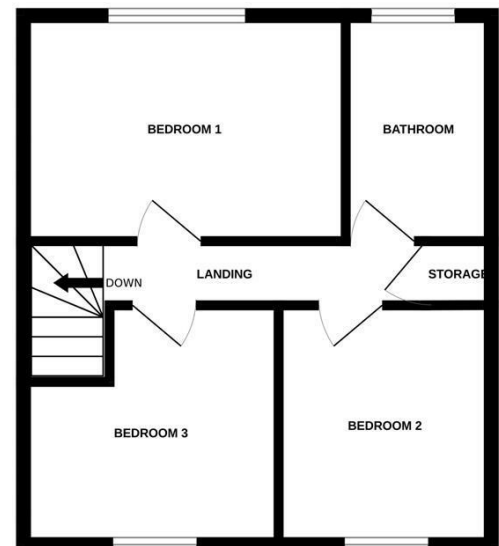
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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