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Parkinson Wright
Estate Agents



Gregorys Mill Street, Worcester, WR3 8BA

Price Guide £125,000

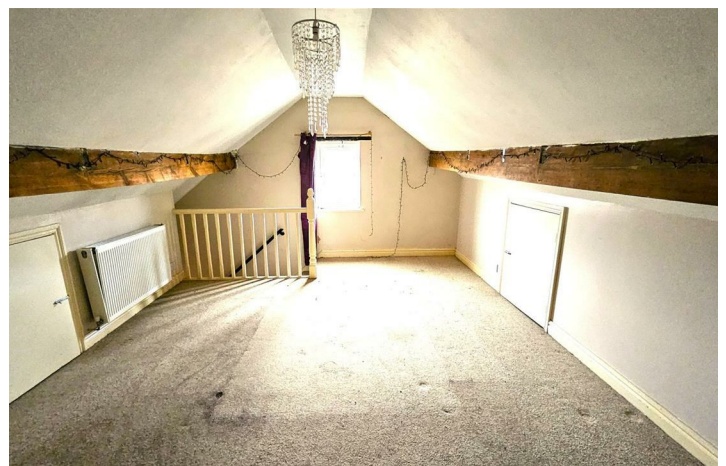
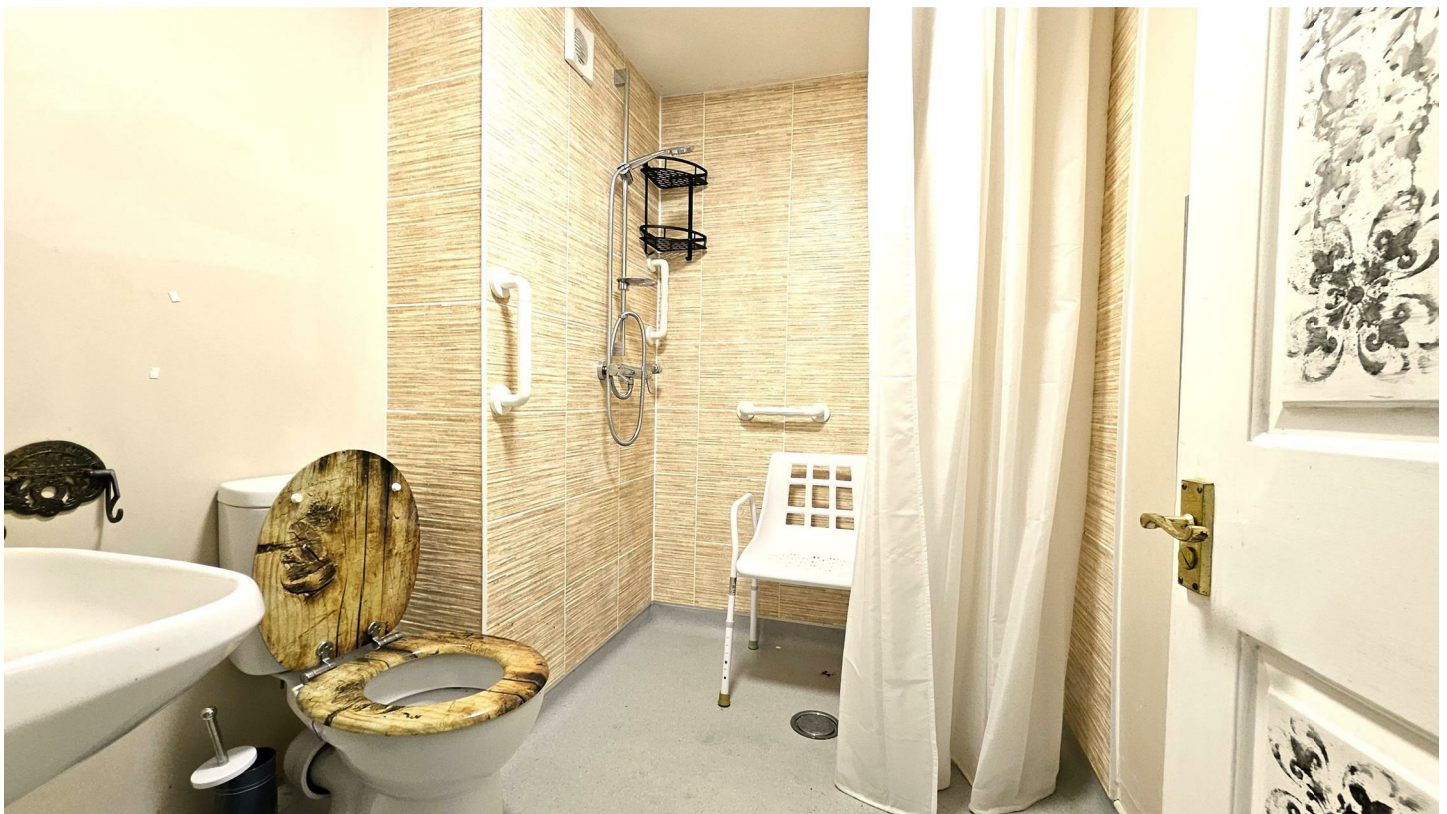
- Ideal First Time Purchase or Investment
- Courtyard Garden
- Sought After Location
- Gas Central Heating
- Modernisation Opportunity
- Leasehold with 76 years remaining

42B Gregorys Mill Street, Worcester WR3 8BA

A maisonette style property offering a buyer scope for improvement. Situated in a sought after location just outside of the city centre. IDEAL INVESTMENT OR FIRST TIME PURCHASE. NO CHAIN. EPC - D

 2  1  1  D

Council Tax Band: A



LOCATION AND DESCRIPTION

Situated in this sought after location on the outskirts of the North of Worcester, within a couple of miles of Worcester city centre with excellent access to transport links including Junction 6 of the M5 motorway. There are an array of good local schools, leisure facilities and shops within walking distance. The property is an ideal investment or first time purchase. Access is via a uPVC front door to:

ENTRANCE HALLWAY

Consumer unit, pendant light, and stairs to first floor.

LANDING

Pendant light to ceiling, side facing double glazed window, doors to further rooms and an archway to the

KITCHEN

8'10" x 6'4"

In need of refurbishment, but still consisting of wall and base units with worktops over, inset sink with taps, plumbing for washing machine and space for cooker. Pendant light to ceiling and a rear facing double glazed window creating a good degree of natural light. There is a wall mounted Worcester Bosch gas combination boiler and a radiator.

BEDROOM ONE

10'7" x 8'11"

Ceiling light fitting, rear facing double glazed window and a radiator.

BATHROOM

7'3" x 5'10" max

Having a wet room style floor with tiles to full height around the shower area. Mixer shower with hose, head and riser rail, basin and pedestal and close coupled WC. Chrome towel rail and ceiling light fitting.

LIVING ROOM

8'11" x 14'1"

With ceiling light fitting, two front facing double glazed windows and a radiator. A door leads to the stairs with a further light fitting.

ATTIC ROOM

17'4" x 11'11"

Built in the eaves and benefitting from eaves storage. Ceiling light fitting, radiator and a side facing double glazed window.

OUTSIDE

The property is approached from the pavement and through a shared metal gate. 42B has a courtyard

area garden to the front of the property. There is currently a covered seating area and wooden lean too.

SERVICES

We believe all mains services are connected.

LEASE

There are 76 years remaining on the lease and the Service Charge is £30 a month which includes the building insurance.



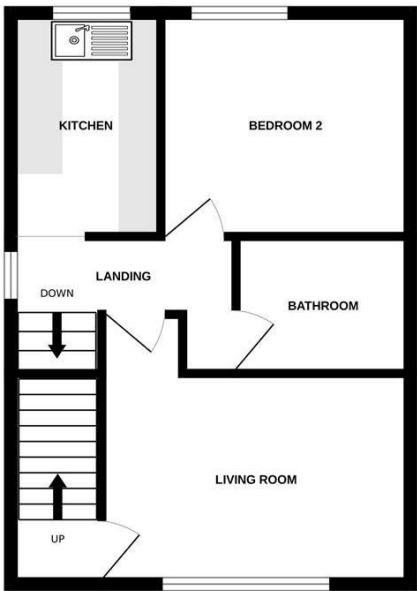
Viewings

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

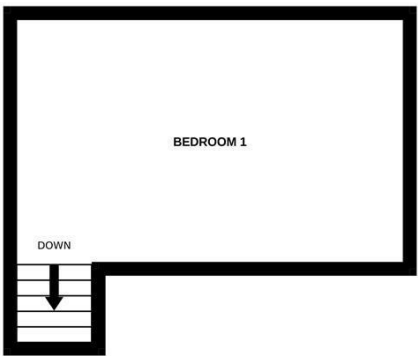
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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