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estate agents



195 MEADOW ROAD, DROITWICH, WR9 9BZ  
OFFERS AROUND £170,000



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ON OFFER WITH NO ONWARD CHAIN is this two bedroom mid terrace property that could be ideal for a growing home, investor, or family! The ground floor of the property offers an entrance hallway, kitchen, lounge/diner to the rear with doors leading to the rear garden. The first floor of the property has two double bedrooms and a family bathroom. Parts of the property does require modernisation internally. At the rear is a flat, enclosed rear garden with patio space and lawned area. To the front of the property is off road parking.

EPC – TBC

Council Tax - B

Tenure – Freehold (subject to solicitor confirmation)





## Approach



## Kitchen

10'2" max x 5'8" max (3.10 max x 1.74 max )  
With an array of base and wall units and space for appliances



## Living Room

15'8" max x 12'5" max (4.80 max x 3.80 max )  
With sliding doors out to the rear garden



## Bedroom One

18'4" max x 9'10" max (5.60 max x 3.00 max )  
Double bedroom with built in storage cupboard



## Bathroom

6'0" max x 5'10" max (1.85 max x 1.80 max )  
With basin, WC and shower over bath



## Bedroom Two

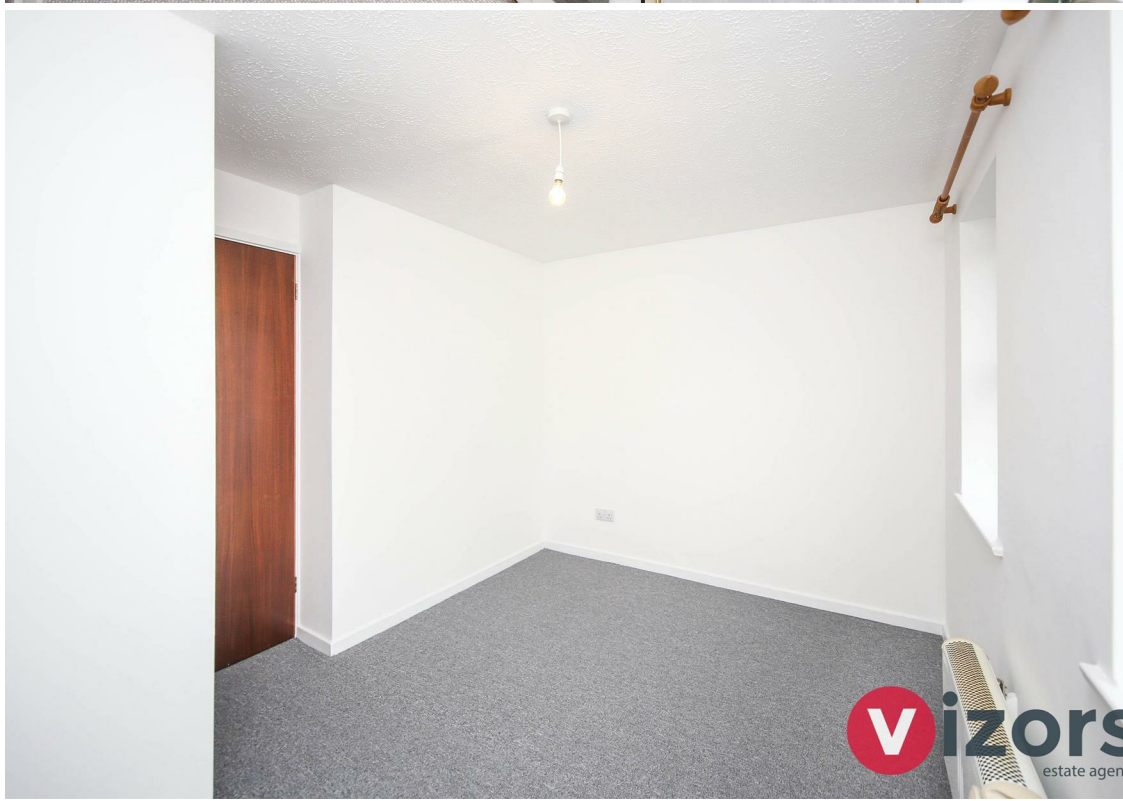
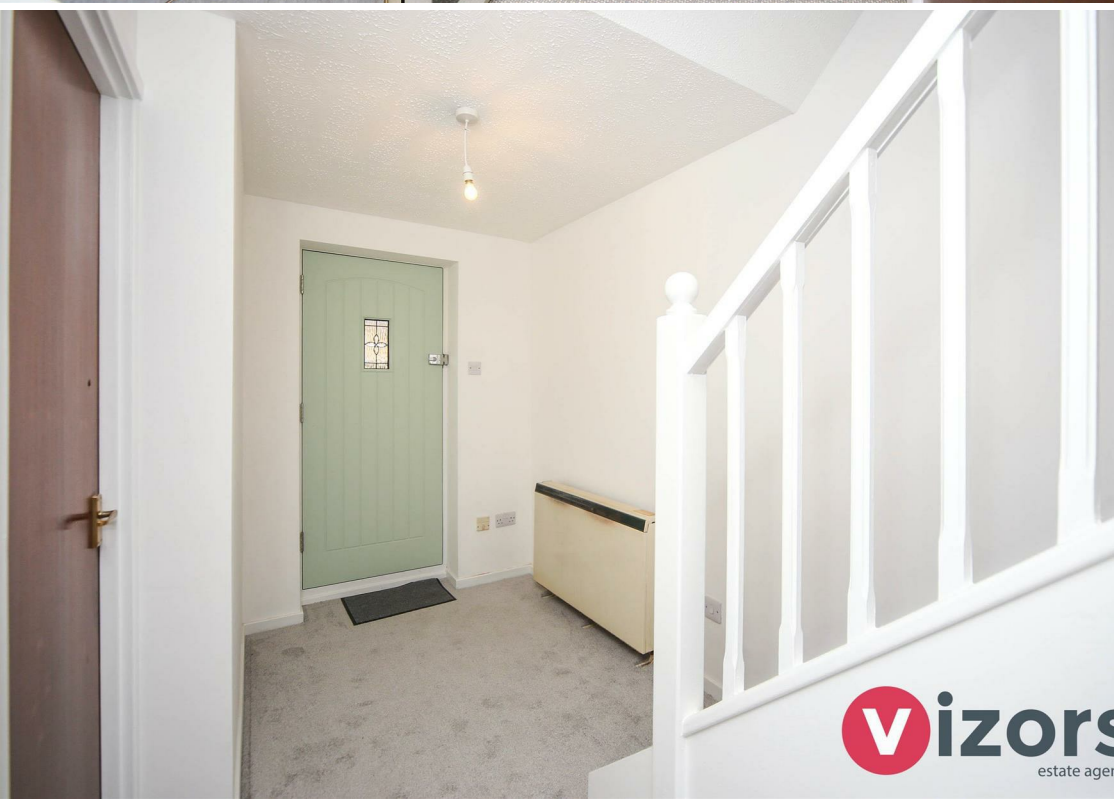
11'9" max x 8'10" max (3.60 max x 2.70 max )



## Garden

With patio area and lawn space

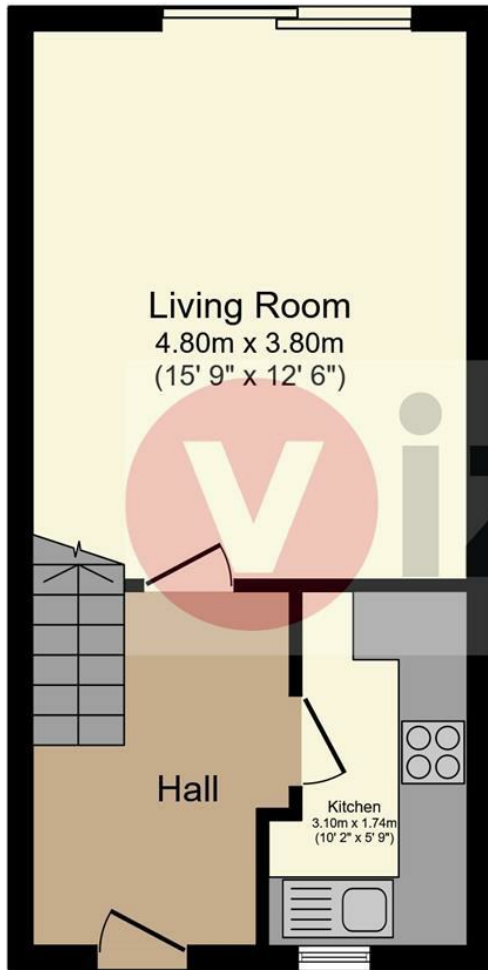




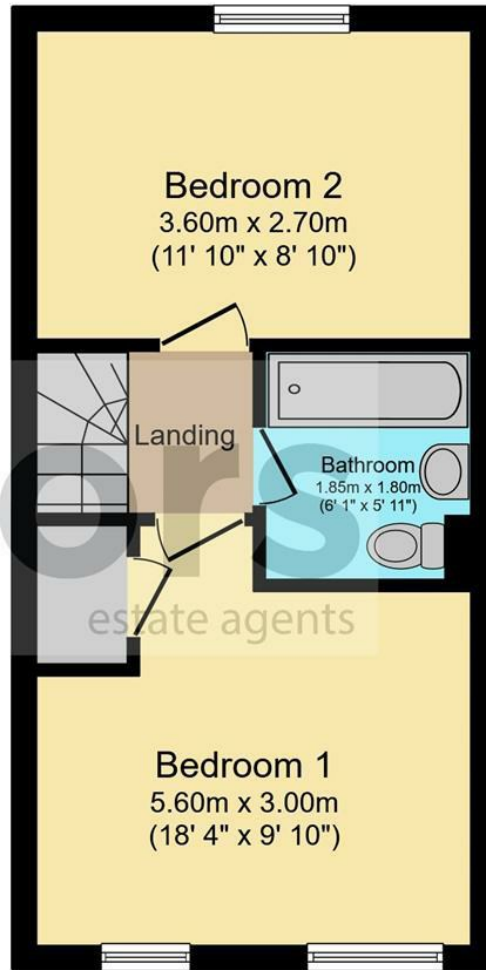




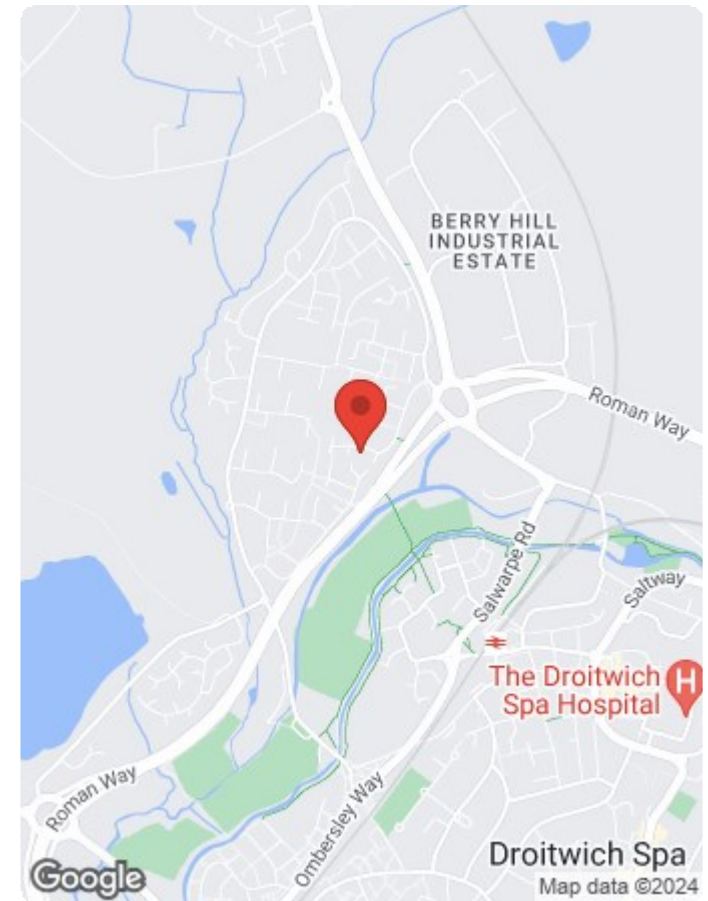




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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