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# Waterworks Road, Worcester, WR1 3EZ

Guide Price £375,000

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## Summary:

A rare opportunity to purchase a charming, riverside period home located in the popular Barbourne area, with spectacular views. Spread over three floors it benefits from being next to Gheluvelt Park which leads on to Worcester Racecourse and gorgeous scenic walks along the river into town. With its period features, it radiates charm and character. The property in brief comprises; lounge, dining room, kitchen, office, w/c, three bedrooms and shower room. The property benefits from gas central heating, double glazing, solar panels, courtyard garden and garage. Viewing is recommended to appreciate the location.

## Description:

Access is gained via front door leading into hallway. To the front of the property is an office, perfect for home workers, and access to the garage for storage. w/c. Towards the rear is the dining room with stairs to the first floor and storage cupboard. The lounge has feature bay window with patio doors onto the garden. This floods the room with natural light, whilst also creating views of the garden and river. The perfect place to relax and unwind. The kitchen offers base and eye level units with roll top work surfaces and tiled splashback. Built in appliances to include; extractor fan, hob, oven and fridge/freezer. To the first floor are two bedrooms with the main bedroom having views of the river. Shower room is a white suite with double shower, bidet, basin and toilet with half tiled walls. To the second floor is the third bedroom, again having views onto the river. Viewing is recommended to appreciate the location.

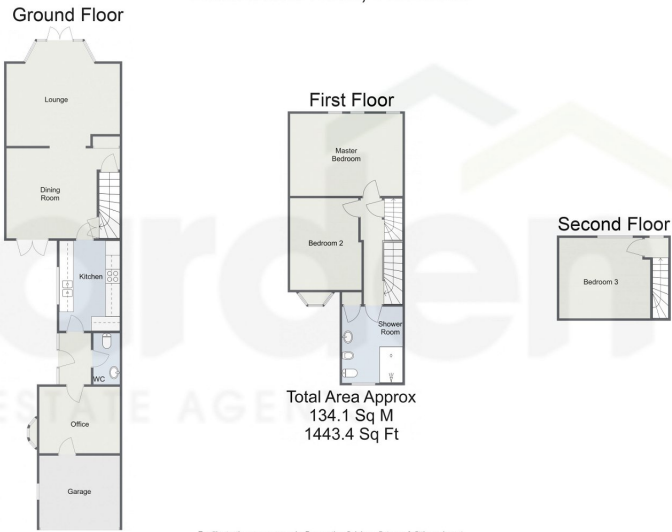
## Outside:

Access is gained via lounge. The garden is low maintenance, perfect for potted plants. Space for garden furniture and alfresco dining. Steps leads down to riverside jetty. There are stunning views over the river and will be the perfect setting in the summertime. To the front is a garage with electric door which has plumbing for washing machine and tumble drier.

## Location:



Waterworks Road, Worcester



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Popular Barbourne Location
- Office, Garage, Solar Panels and Courtyard Garden
- Three Bedrooms and Bathroom
- Lounge, Dining Room, Kitchen and W/C
- Riverside Location with Stunning Views
- Semi Detached Victorian Home



31/3/24, 10:53 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

33 Waterworks Road WORCESTER WR1 3EJ	Energy rating <b>D</b>	Valid until 5 March 2034
Certificate number 990-6669-0622-8304-214		

Property type: Semi-detached house  
Total floor area: 125 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references>).

**Energy rating and score**

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	←	
35-54	E		
13-34	F		
1-12	G		

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/990-6669-0622-8304-214?print=true>

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For more information on this house or to arrange a viewing please call the office on:  
**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

