

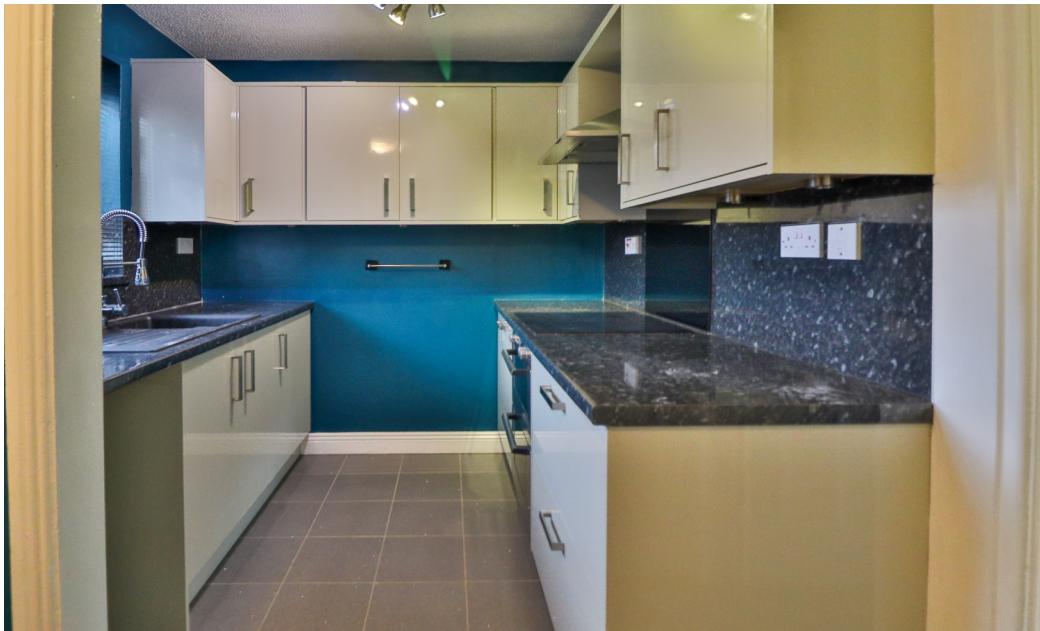


£1,150 pcm

2 Bedroom Semi-Detached House to rent
32 Northleach Close, Worcester

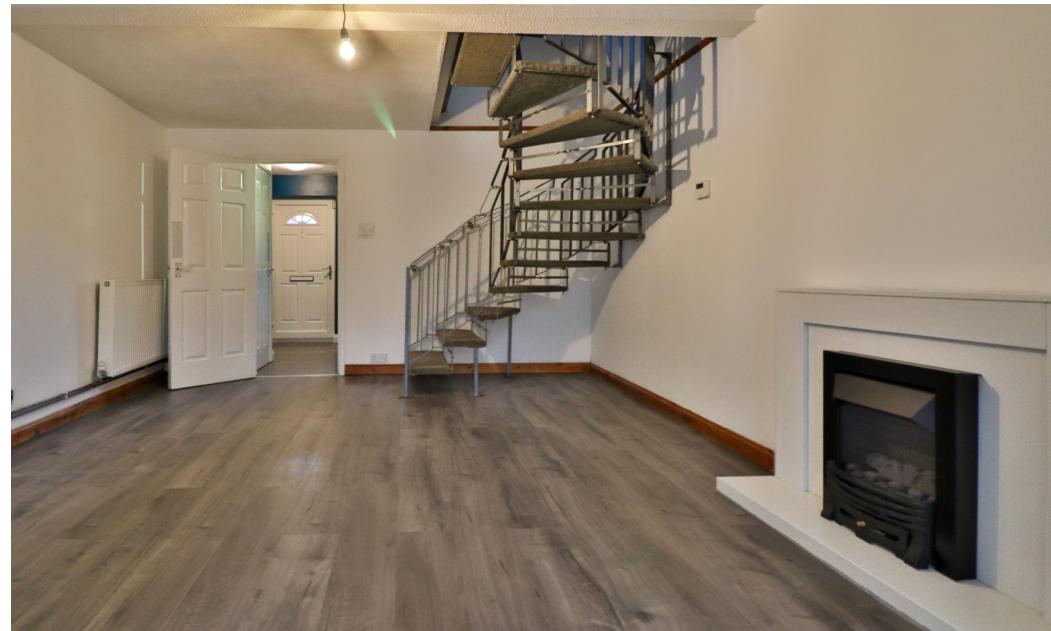


EweMove
SALES AND LETTINGS



Overview

Available Now , 32 Northleach Close is a beautifully presented semi-detached home in a sought-after Worcester location, offering solar power and an enclosed Garden with an additional shed for storage.



Key Features

- Solar panels
- Cul De sac Location
- Drive Parking for 2 Cars
- Enclosed Sunny Garden with Patio and Gazebo
- Gas Central Heating with recent new boiler
- Modern white gloss Kitchen with integrated induction hob
- Fitted Wardrobes to Main Bedroom
- Easy access to M5 Junction 6 and Central Worcester





Available Now, 32 Northleach Close is a beautifully presented semi-detached home in a sought-after Worcester location, offering solar power usage and an enclosed Garden with an additional shed for storage.

Situated in the desirable North Worcester area, 32 Northleach Close offers the perfect balance of comfort, convenience and modern living. Nestled in a peaceful cul-de-sac, this well-maintained property is ideal for small families, or anyone looking to move into a welcoming neighbourhood.

Inside, you'll find a bright and inviting living space, a well-appointed kitchen, and generously sized bedrooms designed with both style and practicality in mind. The large open lounge has the open spiral staircase leading to the galleried landing. There is also a gas fireplace in the lounge. From the french doors, you enter the insulated sun-lounge, which adds significant flexible living space to the ground floor. The private rear garden provides a safe and sunny spot for outdoor entertaining or quiet relaxation under the pergola, while the front driveway offers off-road parking for added ease.



The location is a major highlight - with local schools, shops, and amenities all within easy reach, plus quick access to the M5 and Worcester city centre. Whether you're commuting, working from home, or enjoying the surrounding green spaces, this property is perfectly placed to meet your needs.

Gas Central Heating, UPC double Glazed, Mains Utilities, Solar Panels

Council Tax B Warnden £1756 in 25/26

EPC C

11' 9" x 7' 2" (3.60m x 2.20m)

Floodrisk: Very Low

Broad band speed up to 1800mp

Mobile phones okay reception

32 Northleach Close** is ready for its next chapter - a place to settle in, relax, and make your own.

Legal Disclaimer:

These particulars are prepared and issued in good faith for guidance purposes only and do not constitute, nor form any part of, an offer or contract. No person in the employment of Ewemove Worcester has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details, are given without responsibility and any intending tenant or purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Any areas, measurements, or distances quoted are approximate only. Fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given as to their working order or suitability. Ewemove Worcester accepts no liability for any inaccuracy, omission or misstatement contained in these particulars. Rents and availability quoted are subject to change or withdrawal without notice. All negotiations are subject to contract.

Lounge
16' 0" x 12' 0" (4.90m x 3.67m)

Sun Lounge
12' 0" x 9' 2" (3.67m x 2.80m)

Bedroom 1
12' 0" x 7' 2" (3.67m x 2.20m)

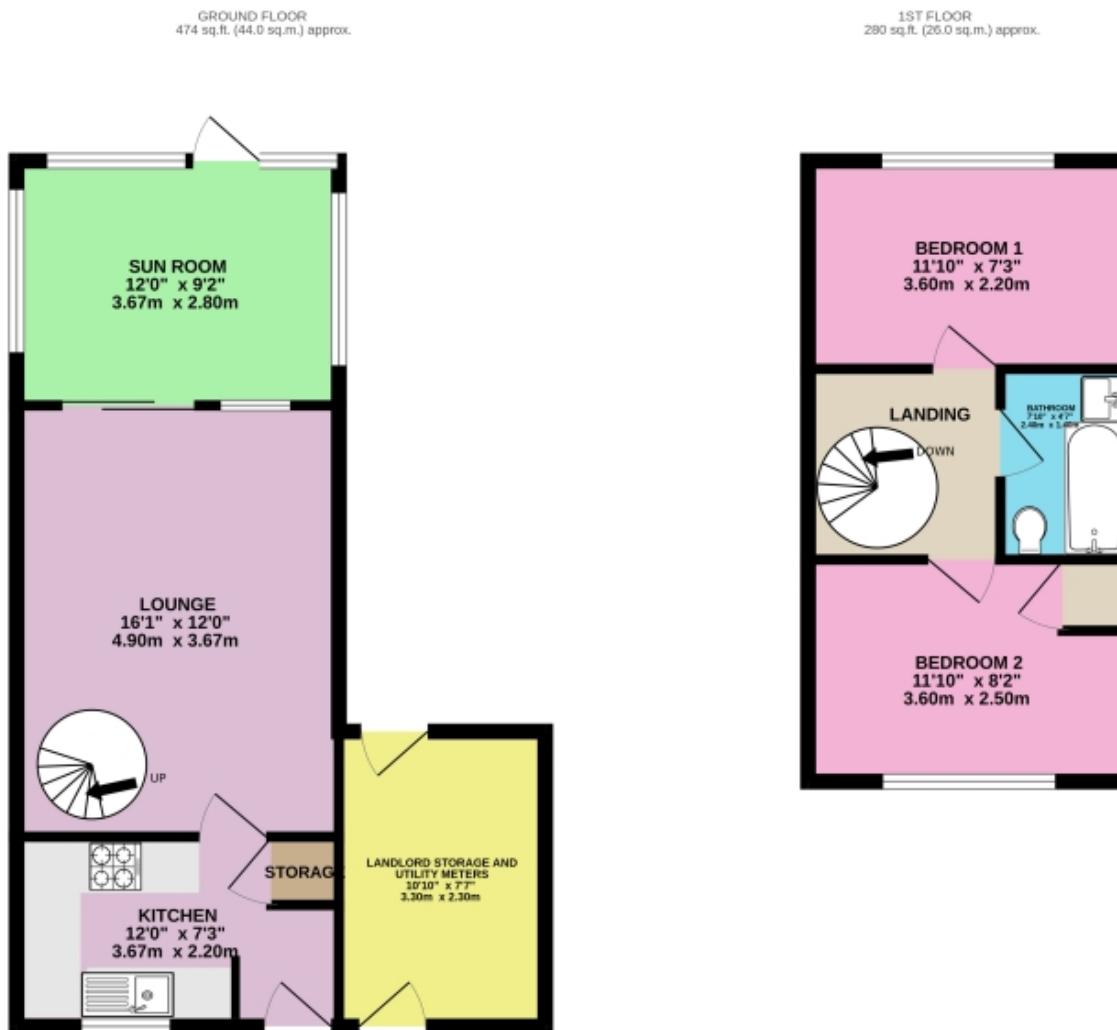
Bedroom 2
11' 9" x 8' 2" (3.60m x 2.50m)

Bathroom
7' 10" x 3' 11" (2.40m x 1.20m)

Galleried Landing
7' 10" x 6' 10" (2.40m x 2.10m)

Kitchen

Floorplans



2 BEDROOM, SEMI DETACHED WITH SUN ROOM

TOTAL FLOOR AREA: 754 sq.ft. (70.0 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.

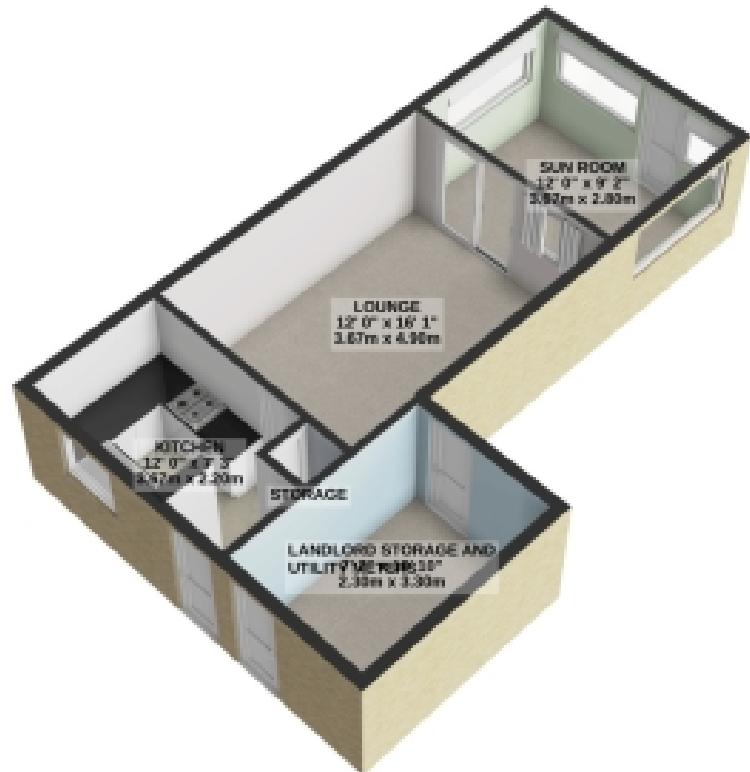
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Floorplans

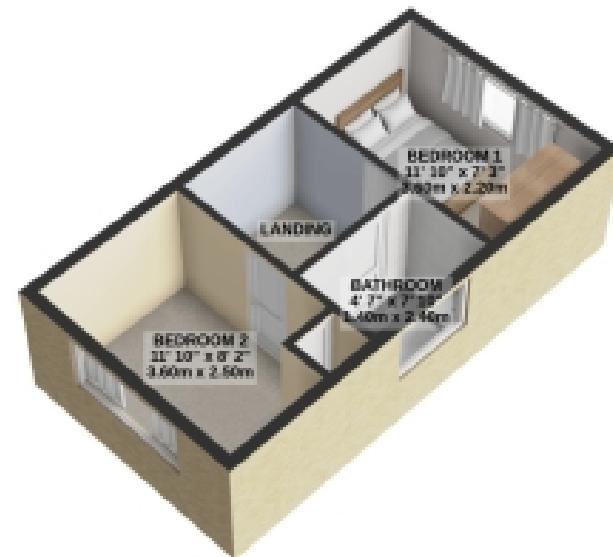
GROUND FLOOR

474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR

280 sq.ft. (26.0 sq.m.) approx.



2 BEDROOM, SEMI DETACHED WITH SUN ROOM

TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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