

Property details **approval form**

8 Park Street, WORCESTER, Worcestershire, WR5 1AD

Date: 05 December 2024

Property Ref and Version: WOR314768 - 0004

Connells

Selling your home with us!

○ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £280,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Victorian terraced
- > END OF CHAIN
- > Three double bedrooms
- > Close to the City Centre
- > Spacious garden

○ Short Description

Mid terraced, three bedroom Victorian property in need of some slight modernisation.

○ Long Description

Deceptively spacious mid terraced Victorian property cited on a sought after street just a short distance from Worcester City Centre offering ease of access to all amenities and excellent transport links, within catchment area of several OFSTED highly rate schools, and only a very short walk to the ever popular Fort Royal Park.

In need of some slight modernisation throughout, this property benefits from three bedrooms, living room, kitchen and good sized rear garden.

○ Directions

○ Agents Note

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○ Room Description

Living Room

13' 6" x 9' 7" (4.11m x 2.92m)

Kitchen

12' 10" x 12' 2" (3.91m x 3.71m)

Bedroom 1

12' 10" x 11' 6" (3.91m x 3.51m)

Bedroom 2

12' 10" x 9' 10" (3.91m x 3.00m)

Bedroom 3

18' 11" x 12' 10" (5.77m x 3.91m)

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○ Property Images



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○ Property Images

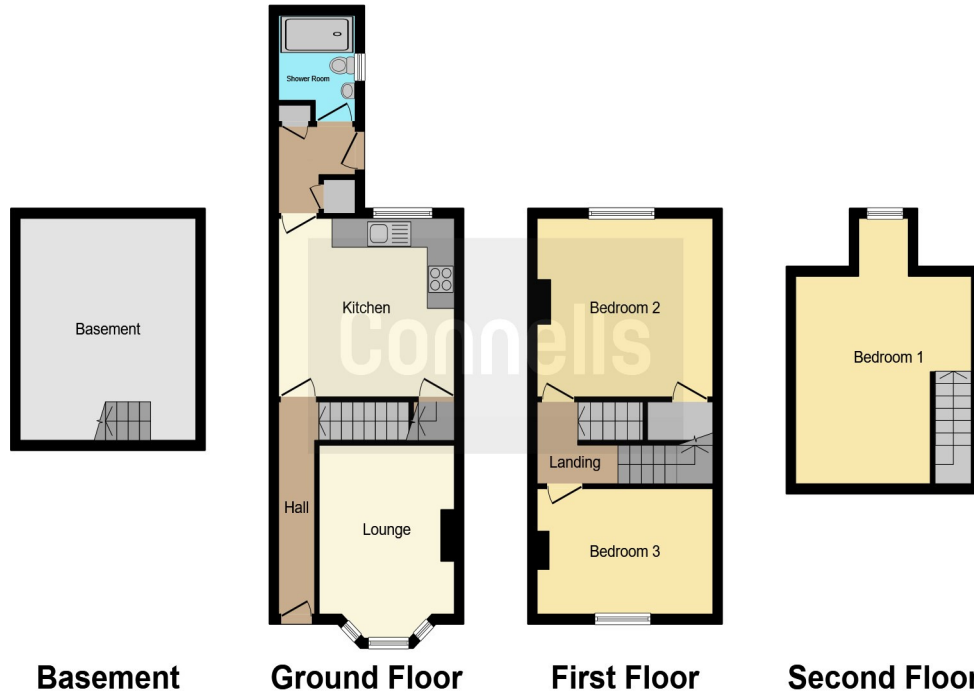
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○ Floor Plan



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). Powered by www.focalagent.com

○ Approval

Signature

Date

Sophie Dunne		
Mrs S. Doyle		