



**Connells**

Shipways Yard London Road  
Worcester



# Shipways Yard London Road Worcester WR5 2DL

For Sale offers in the region of  
**£130,000**



## Property Description

Located on the popular London Road this property must be seen to be appreciated. The property benefits from having a private allocated parking space and a spacious open plan living/kitchen area.

## Ground Floor

### Utility Room

9' 2" x 5' 4" ( 2.79m x 1.63m )  
Water heater, wall unit and a washer/ dryer.

## First Floor

### Living Area

9' 4" x 18' 8" ( 2.84m x 5.69m )  
Four front facing double glazed windows, skylight, ceiling light, two heaters and carpet flooring.

### Kitchen

6' 2" x 3' 9" ( 1.88m x 1.14m )  
Front facing double glazed window, ceiling lights, wall and base units, sink, part tile splashback, oven, hob, extractor and a free standing fridge freezer.

### Bedroom One

9' 4" x 9' 8" ( 2.84m x 2.95m )  
Side facing double glazed window, ceiling light, heater and carpet flooring.

## Bathroom

Ceiling light, shower, part tiled walls, W.C, wash hand basin with splashback and a chrome towel radiator.

## Services

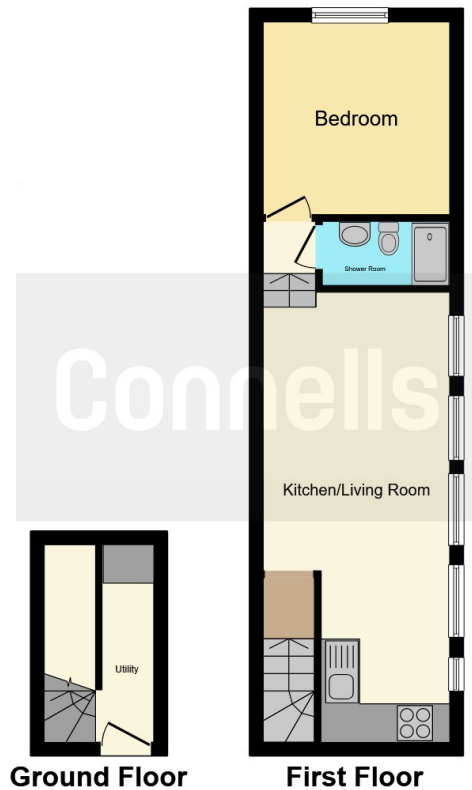
All main services are connected to the property. The property has electric heating.

## Parking

The property benefits from having an allocated parking space.







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](http://www.focalagent.com)

To view this property please contact Connells on

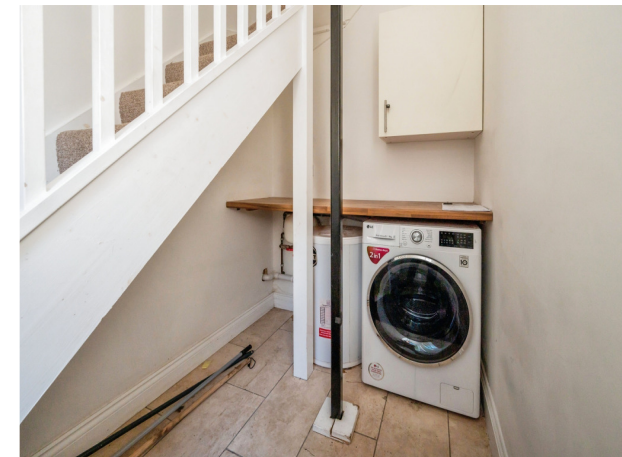
**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WOR315205](http://connells.co.uk/Property/WOR315205)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR315205 - 0001