



**Connells**

New Bank Street  
Worcester





## Property Description

Situated in a popular and well-connected residential area, this beautifully presented two-bedroom mid-terrace property on New Bank Street offers comfortable living with the added benefits of allocated parking and a private rear garden.

Upon entering, you are welcomed into a bright and airy lounge. The ground floor also boasts a well-appointed kitchen/diner with ample storage and workspace, leading out to the enclosed rear garden, perfect for outdoor dining or enjoying sunny afternoons.

Upstairs, the property comprises two well-proportioned bedrooms and family bathroom. The main bedroom offers generous space, while the second bedroom is ideal as a guest room, nursery, or home office.

Additional features include double glazing, gas central heating, and allocated off-road parking, providing convenience and peace of mind.

Located within easy reach of Worcester city centre, local schools, shops, and transport links, this home is perfect for first-time buyers, downsizers, or investors alike.

## Ground Floor

### **Entrance Porch**

UPVC front door and a ceiling light.

### **Living Area**

11' 7" x 16' 5" ( 3.53m x 5.00m )  
Front facing double glazed window, two ceiling lights, gas fire and a radiator.

### **Kitchen**

11' 5" x 12' 8" ( 3.48m x 3.86m )  
Ceiling light, wall and base units, built in microwave, oven, hob, extractor, dishwasher, freestanding fridge/freezer, washing machine and a tumble dryer.

Patio doors leading out to the rear garden.

## First Floor

### **Landing**

Ceiling light, radiator and a boarded loft hatch.

### **Bedroom One**

9' 3" x 11' 8" ( 2.82m x 3.56m )  
Front facing double glazed window, ceiling light, radiator, fitted wardrobe and carpet flooring.

### **Walk In Cupboard**

5' 6" x 4' 4" ( 1.68m x 1.32m )  
Ceiling light, radiator and a wardrobe.

### **Bedroom Two**

8' 5" x 11' 8" ( 2.57m x 3.56m )  
Rear facing double glazed window, ceiling light, radiator and carpet flooring.



## Bathroom

Ceiling light, extractor, bath with mixer shower, radiator, WC and a wash hand basin.

## Outside

### Outside Front

To the front of the property is a path and a step up leading to the front door.

### Outside Rear

To the rear of the property is a private enclosed garden. It is mainly laid to lawn with a path leading to the rear.

## Services

All main services are connected to the property.





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)

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EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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