



**Connells**

Graham Road  
Worcester



## Property Description

Situated on Graham Road, Worcester, this well-presented three-bedroom end of terrace home offers spacious and versatile accommodation, ideal for families, first-time buyers or investors alike.

The property is approached via a private driveway, providing off-road parking. Internally, the accommodation comprises a welcoming entrance hall, a generous living room with plenty of natural light, dining area and a fitted kitchen.

Upstairs, the property boasts three well-proportioned bedrooms, including two doubles and a good-sized single, all served by a family bathroom with modern fittings.

To the rear, the home enjoys a private enclosed garden. As an end-of-terrace property, it also benefits from additional privacy and side access, with the added benefit of a garage to the rear of the property.

Conveniently located close to local amenities, schools, and transport links, with easy access to Worcester city centre, this property represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate the space and potential on offer.

## Ground Floor

### Entrance Porch

### Entrance Hall

Ceiling light, radiator and tiled flooring.

Stairs leading up to the first floor.

### Living Area

Front facing double glazed bay window, ceiling light, radiator, electric fireplace and LVT flooring.

### Dining Area

Rear facing double glazed windows, ceiling light, radiator, gas fire and LVT flooring.

### Kitchen

Rear facing double glazed window, ceiling lights, wall and base units, stainless steel sink and drainer unit, tiled walls and LVT flooring.

### Utility

Ceiling lights, boiler and door to the rear garden.

## First Floor

### Landing

Side facing double glazed window, ceiling light and a wooden flooring.

### Bedroom One

Rear facing double glazed window, ceiling light, radiator and wooden flooring.

### Bedroom Two

Front facing double glazed window, ceiling light, radiator and wooden flooring.

### Bedroom Three

Front facing double glazed window, radiator, loft access and wooden flooring.

### Bathroom

Rear facing double glazed window, WC, wash hand basin, bath with shower, towel radiator and tiled walls.

### Outside

#### Outside Front

To the front of the property is driveway with space for two vehicles.

#### Outside Rear

To the rear of the property is a low maintenance enclosed garden. There is a side access gate and also entrance to the garage at the rear end of the garden.

## Garage

To the rear of the property is a garage.

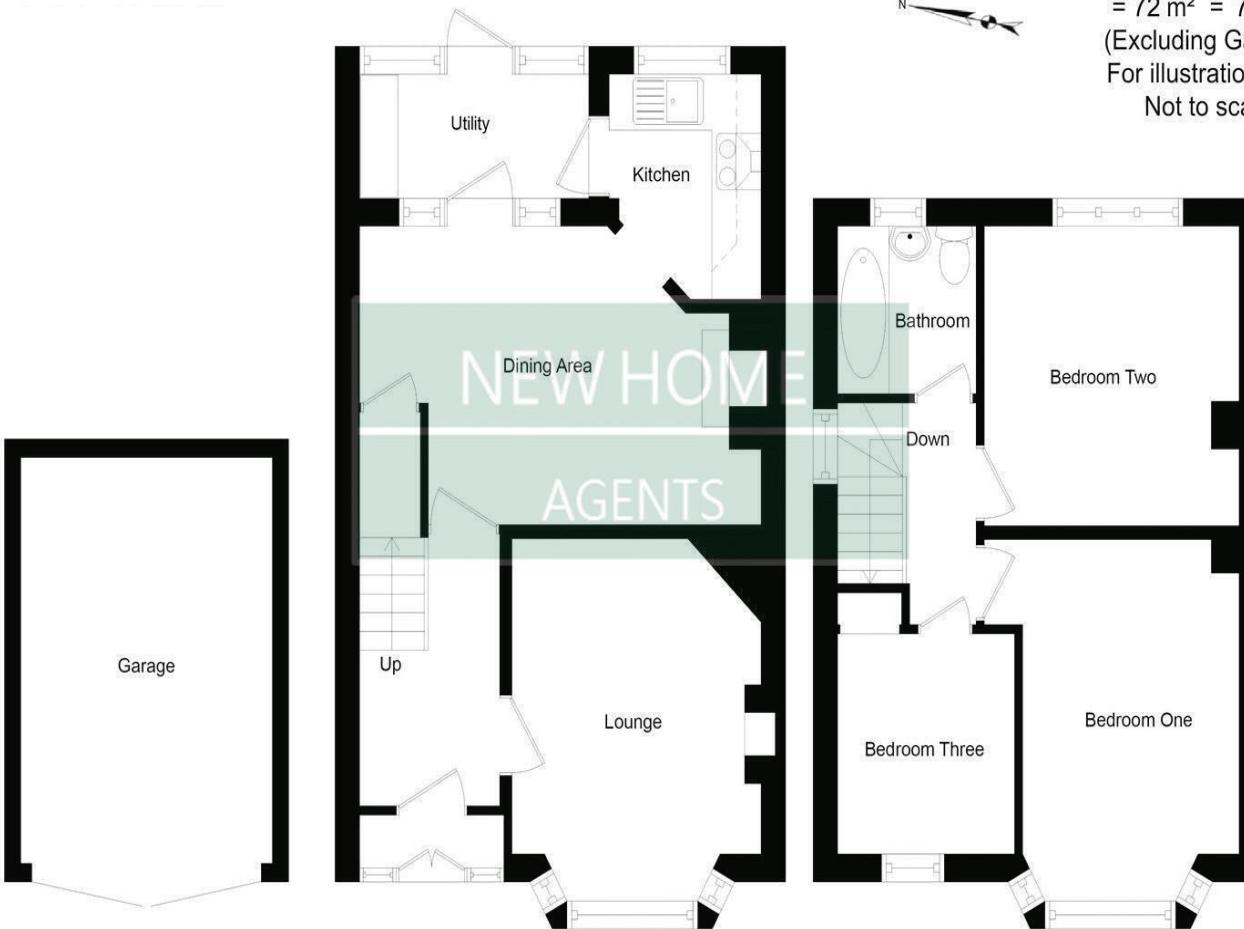
## Services

All main services are connected to the property.









To view this property please contact Connells on

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3 Foregate Street  
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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOR315722](http://connells.co.uk/Property/WOR315722)**



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