



Connells

Ashcroft Road
Worcester



Property Description

Situated on a no through road on the edge of Britannia Square, this well presented period home has accommodation comprising: entrance hall, living room, dining room, kitchen, utility, two double bedrooms, bathroom and garden.

The property further benefits from having gas central heating and no onward chain.

Area Description

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Just a stone's throw away from the south side of the City, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the City also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the City Centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Ground Floor

Entrance Hall

Doors to the Living Room .

Stairs to the First Floor Landing.

Living Room

9' 6" x 13' 7" (2.90m x 4.14m)
Front facing double glazed bay window, ceiling light, original coving, single panel radiator, feature fireplace with tiled hearth.

Dining Room

11' 3" x 13' 2" (3.43m x 4.01m)
Rear facing single glazed sash windows, ceiling light, double panel radiator, feature fireplace with tiled hearth, door leading to the cellar, open plan to kitchen.

Door to the Cellar.

Cellar

Power and light.

Kitchen

9' 2" x 6' 9" (2.79m x 2.06m)
Side facing single glazed window, fitted kitchen, wall/base unit, stainless steel sink/drainer, wall mounted Worcester bosch boiler, freestanding fridge/freezer, integrated neff electric oven with four ring gas hob, space for a washing machine,

First Floor

Landing

Pendant ceiling light, door to bedroom one and two.

Bedroom One

9' 9" x 11' 4" (2.97m x 3.45m)

Rear facing single glazed sash window, pendant ceiling light, double panel radiator, door to inner landing.

Bedroom Two

11' 2" max x 13' max (3.40m max x 3.96m max)

Front facing double glazed window, pendant ceiling light, single panel radiator.

Inner Landing

Pendant ceiling light, access to loft space, door to bedroom two and bathroom.

Bathroom

Rear facing single glazed sash window, pedestal wash hand basin with tiled splashback, 'P' bath with shower and screen, tiled splashback, low level wc, double panel radiator.

Outside

Front Garden

Path leading to the front door.

Rear Garden

Paved garden, gate to rear access, outside wc, security light.

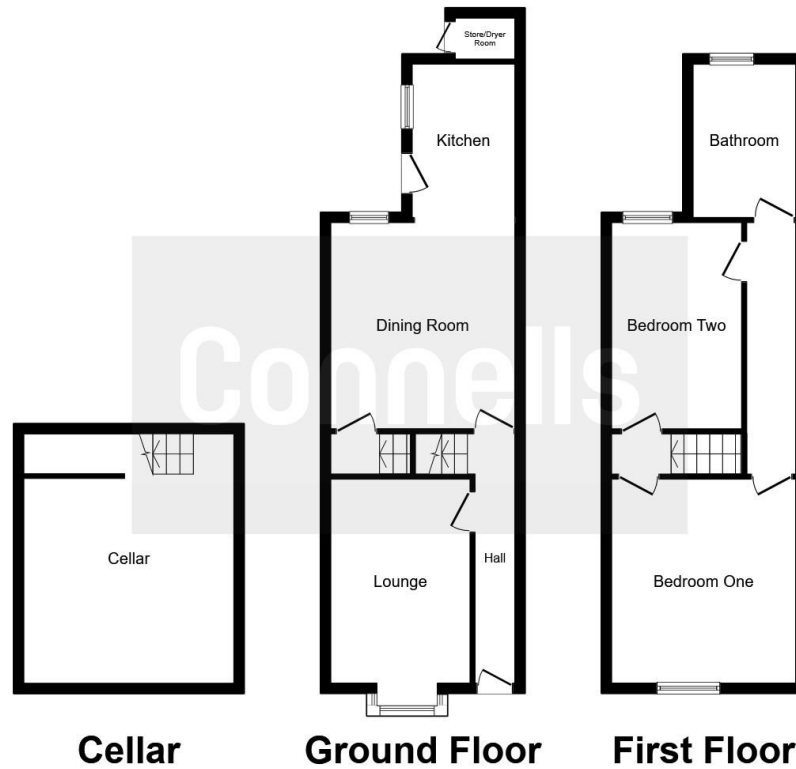
Outbuilding

W.C

Services

All main services are connected 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).
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EPC Rating: D

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Tenure: Freehold



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