



40 Bedwardine Road, St Johns, Worcester

G HERBERT
BANKS

EST. 1898

40 Bedwardine Road,
St Johns,
Worcester,
WR2 4HZ

A well presented mid terrace period house in a popular location.

- Lounge, dining room, excellent fitted kitchen, shower room and cellar
- Two double bedrooms and cloakroom
- In all about 800sqft.
- Small fore garden and enclosed rear courtyard garden.

Situation

40 Bedwardine Road, St Johns, is a mature brick and slate house situated in this popular and accessible residential area. It lies a short walking distance from St Johns and it's extensive amenities and is well placed for the City Centre. There is good M5 motorway access via junction 7 to the south of Worcester. Worcester has a direct rail link to Birmingham and London and also has the benefit of the Worcester Parkway station to the south of the city.

Description

This is a very appealing traditional home with double glazing, gas fired central heating and some newly fitted carpets. The ground floor provides a lounge with feature period fireplace leading through to the dining room. Beyond that is the well fitted kitchen with a range of wall and floor mounted cabinets, quartz work surfaces and door leading to the rear courtyard garden. Other features include a glazed roof light and ceiling

spot lighting. There is a good range of appliances to include, electric hob and oven, extractor and fridge/freezer. On the ground floor there is also a good quality fitted shower room.

The first floor provides two bedrooms with cupboards and a useful separate cloakroom.

Outside

A small fore garden with dwarf brick wall and railings. The property also benefits from a courtyard garden at the rear being brick paved.

GENERAL INFORMATION

Services

Mains electricity, gas, drainage and water. Gas fired central heating.

Local Authority

Worcester City Council
Council Tel: 01905 722 233

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Directions

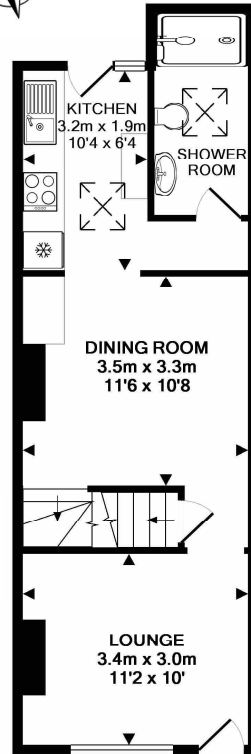
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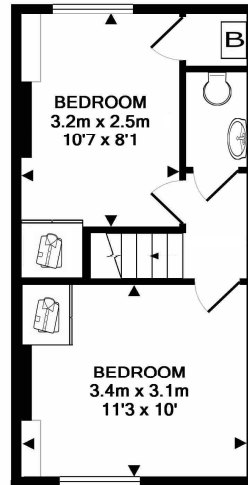


40, BEDWARDINE ROAD
TOTAL APPROX FLOOR AREA 74.3 SQ.M. (800 SQ.FT.)

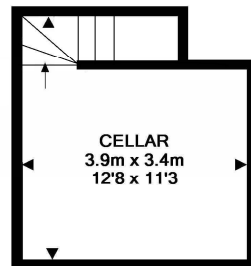
This illustration is drawn for identification purposes only. The property has been drawn and measured in accordance with RICS guidelines, but has not been drawn to scale. Any dimensions noted are within +/- 5mm (3 inches) (ignoring cupboards or wardrobes) to wall surfaces as indicated with arrow heads. We take every care in preparing this floor plan, but please check all dimensions shapes and compass bearings before basing any decisions on them.
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GROUND FLOOR APPROX AREA
37.1 SQ.M. (398.9 SQ.FT.)



FIRST FLOOR APPROX AREA
24.9 SQ.M. (268.1 SQ.FT.)



CELLAR APPROX AREA
12.3 SQ.M. (133 SQ.FT.)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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