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**Parkinson Wright**  
**Estate Agents**



## St. Nicholas Street, Droitwich, WR9 8HS

Price Guide £190,000

- Victorian End Terrace Property
- Two Double Bedrooms
- Off Road Parking For One Vehicle
- Walking Distance Of Droitwich Spa Town Centre
- EARLY VIEWING ESSENTIAL
- Two Spacious Reception Rooms
- Private Rear Garden
- Gas Central Heating
- MODERNISATION REQUIRED

# 5 St. Nicholas Street, Droitwich WR9 8HS

Nestled in the charming town of Droitwich, this delightful end-terrace period property offers a wealth of original period features. **EXCITING RENOVATION OPPORTUNITY. NO ONWARD CHAIN.**



Council Tax Band: B





## LOCATION AND DESCRIPTION

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The charming streets of Droitwich are perfect for leisurely strolls, and the town's rich history adds to its appeal.

With two inviting reception rooms, two double bedrooms, this property provides ample space for a small family or couples seeking a cosy home. Do not miss the chance to make this lovely house your new home.

Access is via a solid part glazed front door opening into:-

### SITTING ROOM

14'5 x 11'7 (max)

A spacious and inviting entrance into the property, with ceiling light, front facing single glazed sash bay window, radiator, original open fireplace, hearth with decorative brass fender and mantle over. Door to:-

### INNER HALL

Ceiling light, radiator, walk in understairs cupboard offering useful storage space, stairs to the first floor and door to:-

### DINING ROOM

12'5 x 11'7

Another good size reception room with ceiling light, rear facing leaded single glazed sash window, radiator and a brick feature place with hearth and mantle over. Door to:-

### KITCHEN

12'1 (max) x 6'8

Ceiling strip light, side facing single glazed sash window, radiator and a side facing part glazed door gives access to the rear of the property. There are wall, base and drawer units with work surface over, a wall mounted 'Bosch' combi boiler, stainless steel sink with matching drainer and space for appliances.

### LANDING

Stairs from the ground floor lead up to a spacious first

floor split level landing with five ceiling lights, loft access, radiator and doors to:-

### BEDROOM ONE

13'2 x 12'0 (max)

A good size principal bedroom with ceiling light, front facing single glazed sash window and radiator.

### BEDROOM TWO

12'5 x 10'0 (max)

Another double bedroom with ceiling light, rear facing single glazed sash window, radiator and a feature original fireplace.

### BATHROOM

11'11 x 6'10 (max)

A large space gives option to re-design the bathroom. Ceiling light, radiator, electric wall heater, large airing cupboard and rear facing opaque single glazed sash window. There is a three piece suite consisting of an adapted walk in shower cubicle, wash hand basin with pedestal and a low level W.C.

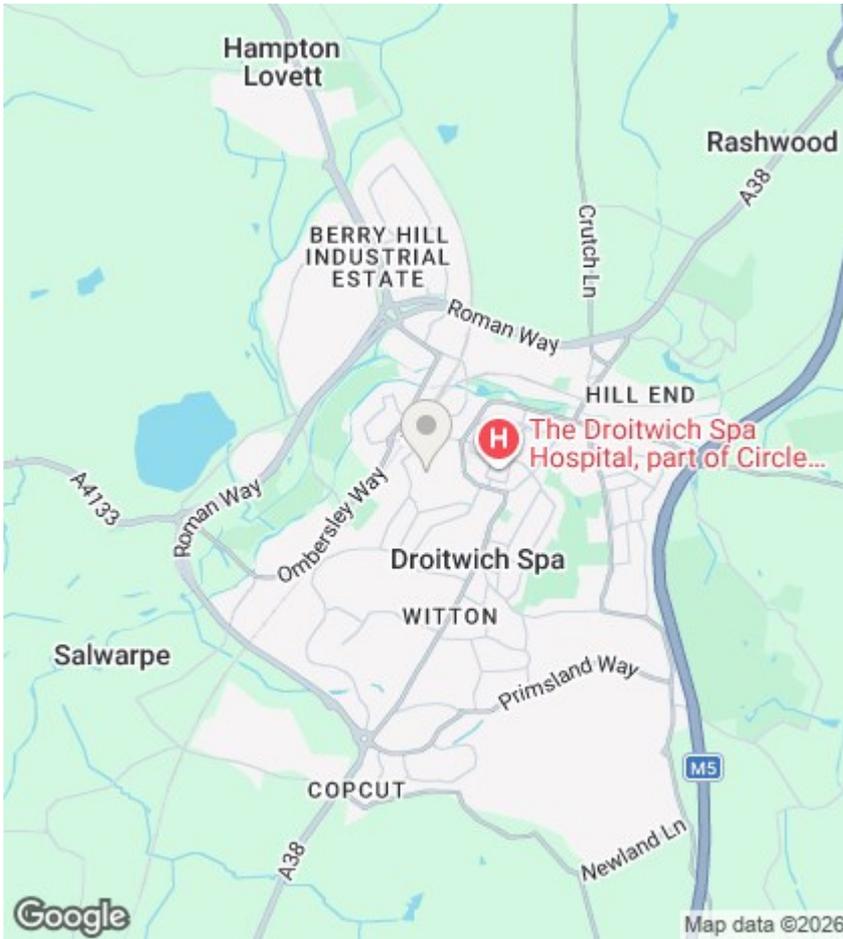
### OUTSIDE

To the front of the property is a hardstanding foregarden which has potential to create parking for one vehicle subject to consent from the local authority. There is a shared access leading to the rear from the front of the property via a wrought iron gate.

To the rear of the property is a private low maintenance slabbed garden with planted borders with mature shrubs. Two brick outbuildings offering the potential to convert into the main part of the house to create a utility/downstairs W.C.

### SERVICES

We believe all mains services are connected to the property but have not been checked by the agents.



## Viewings

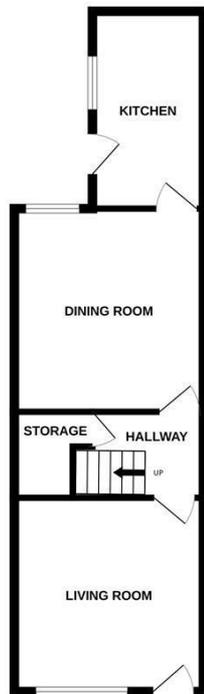
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
435 sq ft. (40.4 sq m.) approx.



1ST FLOOR  
435 sq ft. (40.4 sq m.) approx.



TOTAL FLOOR AREA: 869 sq ft. (80.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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