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



## Lansdowne Road, Worcester, WR1 1SP

Price Guide £300,000

- End Terrace Period Property
- Three-Storey Family Home
- Utility Room
- Two Stylish Jack & Jill Bathrooms
- Potential Off Road Parking For A Small Car
- Walking Distance To Worcester City Centre
- Spacious Ground Floor Open Plan Living
- Four Double Bedrooms
- Rear Courtyard Garden
- Further Parking Permits Available To Purchase

# 43 Lansdowne Road, Worcester WR1 1SP

An exciting opportunity to acquire this immaculately presented period three storey home, providing generous and flexible living accommodation, perfectly suited to modern family living. EARLY VIEWING ESSENTIAL. MUST BE SEEN TO BE APPRECIATED.



Council Tax Band: B





## LOCATION AND DESCRIPTION

The property is situated in the heart of Worcester city centre in a superb position for rail links with Foregate Street Station just a few minutes' walk away. There are a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs, restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University buildings all nearby. Medical practitioners, dentists and opticians are also all within walking distance.

## OPEN PLAN LOUNGE/DINER

15'6 x 25'6 (both max)

A spacious and well thought out open plan living and dining area, ideal for family life and entertaining, featuring excellent natural light and flexible furniture layout options.

The heart of the home is a spacious open-plan lounge diner, ideal for both everyday living and entertaining. This versatile space offers ample room for relaxing and dining. Glass double doors open into a characterful kitchen, creating a seamless flow between the rooms while allowing the kitchen to be closed off when desired. Featuring two open fireplaces and stairs leading to the first floor.

## KITCHEN

10'0 x 8'6

A stylish, well-appointed kitchen with ample storage and worktop space, designed for both everyday use and social cooking. The kitchen itself offers a unique design with plenty of personality, featuring a Belfast style sink, mixer taps and integrated dishwasher and a 'Range Master' style cooker, making it a real talking point of the home. Oozing with natural light from the Velux window.

## UTILITY ROOM

5'8 x 5'4

Accessed from the lounge/dining area via wooden door. Currently used as a utility room but has the potential incorporate a ground floor W.C. A part glazed wooden door provides access to the rear of the property.

## FIRST FLOOR LANDING

A first-floor landing featuring attractive wooden doors and a charming wooden banister, adding warmth and appeal. A well positioned double glazed window allows plenty of natural light to fill the space, creating a bright and airy feel while providing access to the first-floor accommodation.

## BEDROOM TWO

10'3 x 9'7

A generous bedroom providing a calm and comfortable retreat,

benefitting from natural light beaming in from the double glazed window, feature fireplace and convenient access to a Jack and Jill bathroom.

## BEDROOM THREE

10'4 x 9'4

A well-proportioned double bedroom, ideal for guests, children or home office use, with a pleasant outlook over Royal Grammar playing fields.

## BATHROOM

7'7 x 5'2

A stylish Jack and Jill bathroom fitted with a modern suite including a corner bath, chrome heated towel rail and overhead shower offering practical shared access from adjoining bedrooms.

## SECOND FLOOR LANDING

Ceiling light and doors to:-

## BEDROOM FOUR

12'4 x 10'2

A third double bedroom located on the third floor, featuring a character fireplace that adds charm and a focal point to the room. Elevated views from the third floor provide a pleasant outlook, while the generous space comfortably accommodates a double bed and additional bedroom furniture.

## BEDROOM ONE

14'3 (max) x 10'4

A further well-sized bedroom, maintaining the same high standard of presentation throughout.

## BATHROOM

6'11" x 4'11"

Another stylish Jack and Jill bathroom fitted with a contemporary shower and finished with attractive tiled walls, creating a sleek and practical space. The layout offers a modern feel while serving adjoining rooms with ease.

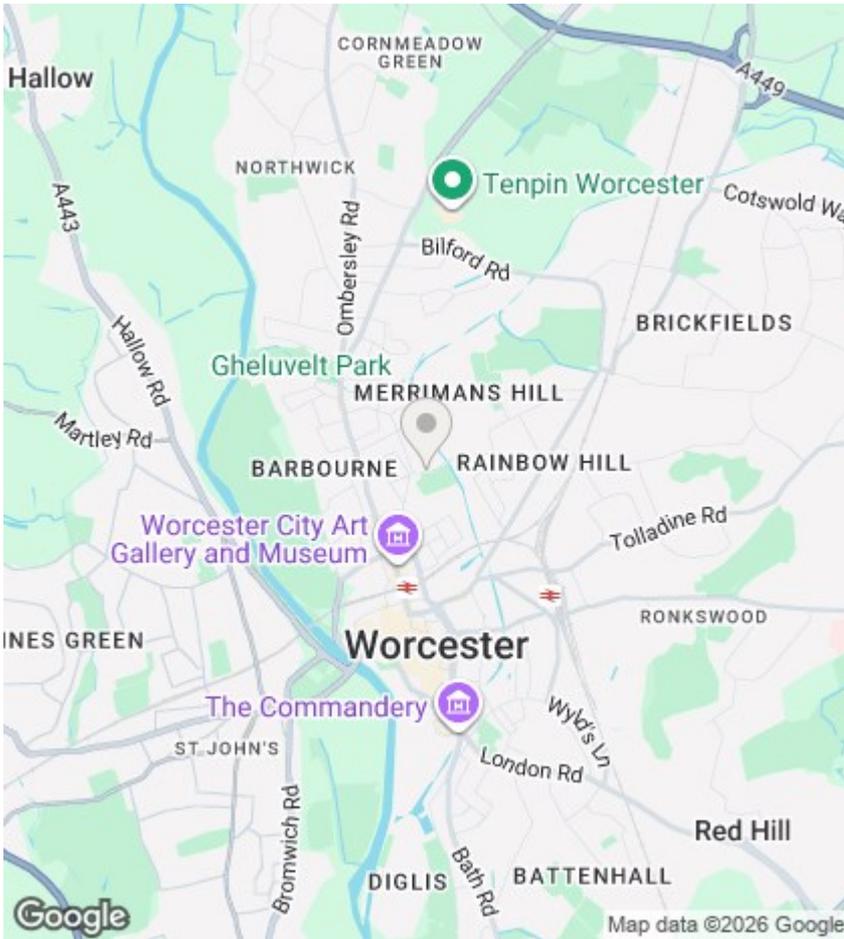
## OUTSIDE

To the front of the property is a block paved driveway which lends itself to be used for off road parking for a small vehicle. There is a shared side access which leads to a secure and private courtyard garden.

## SERVICES

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

A superb opportunity to purchase a high-quality family home in one of Worcester's most convenient and desirable central locations — viewing is highly recommended.



## Viewings

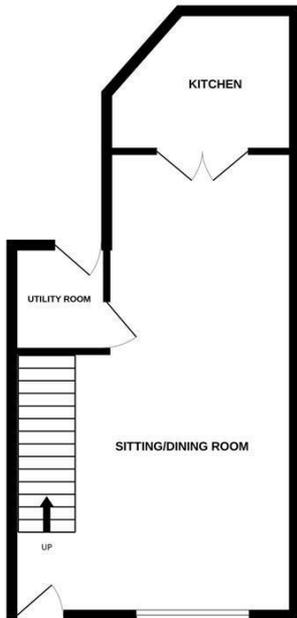
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

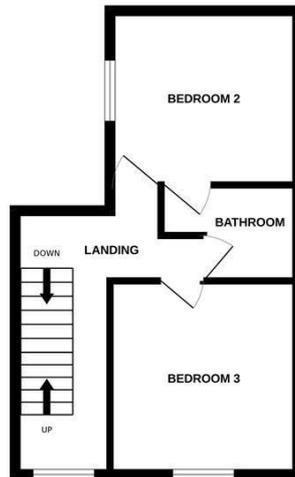
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

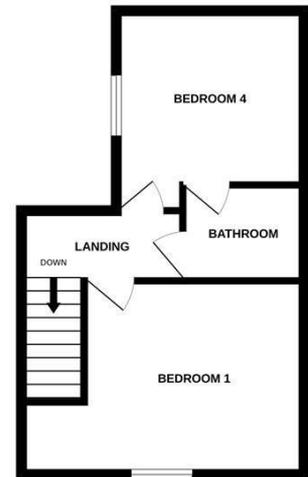
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.  
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