



## 17 Clarkson Gardens

Worcester, WR4 0QS

Andrew Grant

# 17 Clarkson Gardens

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**2 Bedrooms   1 Bathroom   1 Reception Room**

A well arranged terraced home offering two double bedrooms, enclosed garden and driveway parking in a popular Worcester location with convenient motorway links.

- A well arranged terraced home with practical accommodation across two floors
- Two double bedrooms and a fitted kitchen open to the dining area
- An enclosed garden providing outdoor space for everyday use
- Driveway parking positioned to the front of the home
- Convenient access to local amenities and major road links

This well presented terraced home provides practical accommodation across two floors. The ground floor includes a living room leading through to a kitchen and dining area, creating a natural flow for everyday living. Upstairs, two double bedrooms are served by a family bathroom. Outside, the property benefits from an enclosed garden and driveway parking. The home is positioned within a popular residential area of Worcester with convenient access to local amenities and motorway connections.

600 sq ft (55.7 sq m)





## The kitchen and dining room

Daily cooking and dining take place within this connected kitchen and dining space. The kitchen area is arranged with fitted work surfaces incorporating a sink and hob, forming a practical preparation zone. The dining area sits alongside and provides space for a table, while the open connection between the two areas supports an easy flow for everyday use and mealtimes.





## The living room

Relaxation and everyday living centre around this well proportioned living room. A window to the front elevation provides outlook and defines the seating area, while the staircase rises from one side to the first floor. The room links directly through to the kitchen and dining area at the rear, supporting a natural progression between the main living spaces of the home.



## The primary bedroom

Rest and privacy are provided within the main bedroom positioned on the first floor. A window to the rear elevation introduces an outlook over the garden and forms the natural focal point of the room. The layout offers space for bedroom furnishings while remaining easily accessible from the central landing, creating a comfortable principal sleeping space within the home.



## The second bedroom

Flexible accommodation is offered by the second bedroom overlooking the frontage. A window provides outlook towards the garden while defining the main wall space within the room.

Positioned from the landing near the bathroom, the room functions comfortably as a second double bedroom and can also adapt for alternative household needs if required.



## The bathroom

Daily routines are supported by the family bathroom positioned from the first floor landing. The suite is arranged with shower over, wash basin and WC forming the principal fixtures of the room. Its position alongside the bedrooms provides convenient access while supporting the practical layout of the upper floor.



## The garden

Outdoor space is provided by the enclosed garden positioned to the rear of the home. The enclosed setting creates a defined area suitable for outdoor seating or general use. Its position directly behind the property allows the garden to function as an accessible extension of the living accommodation.



## The driveway and parking

Parking is available to the front of the property with a driveway providing off road space. The driveway allows vehicles to be positioned directly outside the home, supporting everyday convenience. Its location close to the entrance ensures practical access for residents and visitors.

## Location

Clarkson Gardens is situated within a popular residential area of Worcester, offering convenient access to a range of everyday amenities. Local shops and services are available nearby while the wider city provides additional retail, leisure and dining options. The area is also served by well regarded schooling and community facilities. Road connections allow straightforward travel towards surrounding areas and the motorway network, supporting commuting and wider travel.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

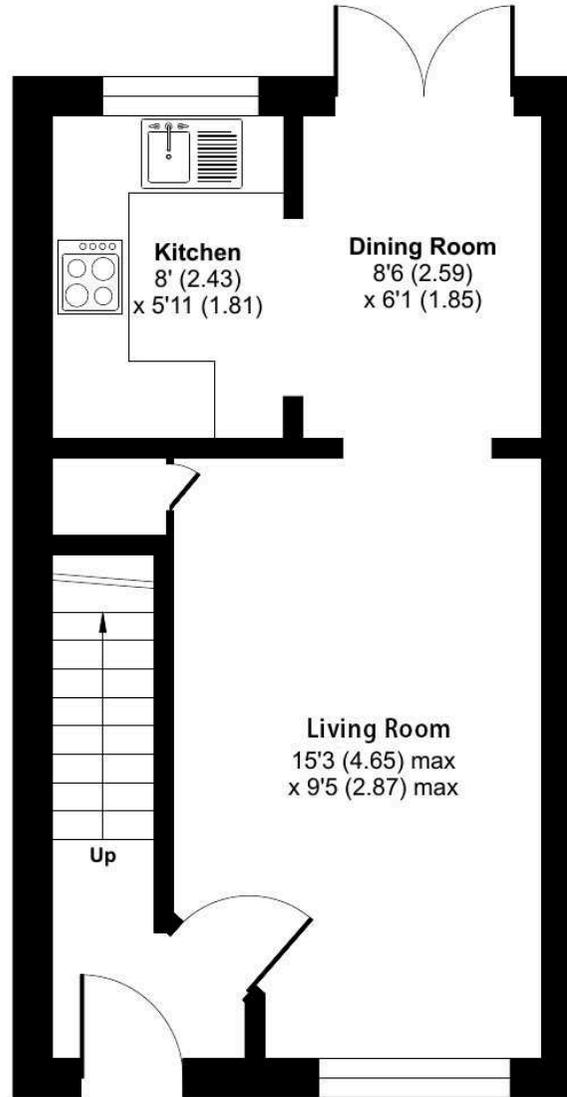
The Council Tax for this property is Band B.



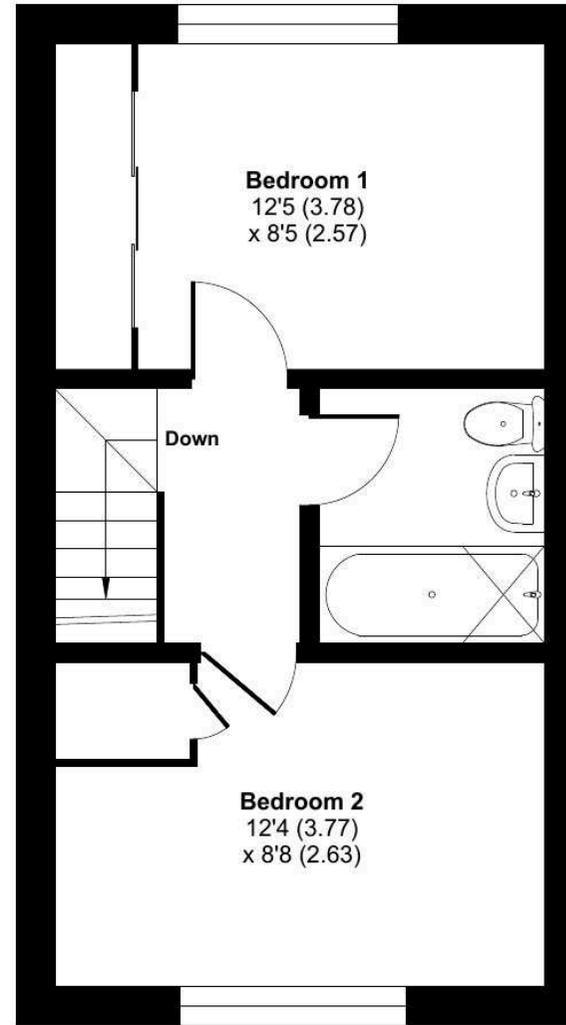
# Clarkson Gardens, Worcester, WR4

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Andrew Grant. REF: '1425471



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