



**Connells**

Orchard Street  
Worcester



## Property Description

A brilliant opportunity to acquire a four bedroom property in the popular area of Cherry Orchard, which is in close proximity to Diglis docks. This dwelling is comprised of a house with three bedrooms, bathroom and kitchen, with a separate studio style flat below, fully contained. The property is up for sale as a full purchase with the options to turn it back to a single dwelling. Needing a small amount of work, this home is ideal for anyone looking for a project or a buy to let investor.

## Ground Floor

### Entrance Hall

Two ceiling lights and a radiator.

Doors leading to lounge, kitchen and single dwelling below.

Stairs leading to first floor.

### Living Area

12' 5" x 11' 9" ( 3.78m x 3.58m )

Front facing double glazed window, ceiling light, radiator, telephone point and carpet flooring.

### Kitchen

9' 8" x 11' 9" ( 2.95m x 3.58m )

Rear facing double glazed window, ceiling pendant light, granite effect work surfaces, splashback tiling, stainless steel sink/drain, space for fridge/freezer, space for freestanding washing machine/dishwasher,

integrated electric oven, gas hob with stainless steel cooker hood, Ferroli central heating boiler and lino flooring.

## First Floor

### Landing

Ceiling pendant light and carpet flooring.

Doors to bathroom, bedroom one and two.

Stairs to loft conversion.

### Bedroom One

15' 4" x 18' 9" ( 4.67m x 5.71m )

Front facing single glazed window, double panel radiator, original feature cast iron fireplace with wooden surround, ceiling pendant light and carpet flooring.

### Bedroom Two

9' 9" x 12' 4" ( 2.97m x 3.76m )

Rear facing double glazed window, fitted wardrobe, single panel radiator, original feature cast iron fireplace with wooden surround, ceiling pendant light and carpet flooring.

### Bathroom

Ceiling light, double panel radiator, wash hand basin, low level WC, tile splashback, wall mounted vanity cupboard, bath with mixer taps and mains shower over, extractor fan and tile effect lino flooring.

## Bedroom Three/Loft Conversion

11' 9" x 9' 3" ( 3.58m x 2.82m )

Reduced head height, side facing double glazed window, rear facing double glazed velux window, double panel radiator and carpet flooring.

## Lower Ground Flat

### Lounge/Kitchen

11' 7" x 15' 2" ( 3.53m x 4.62m )

Lounge

Ceiling light, rear facing double glazed window, double panel radiator, telephone point, open plan including kitchen and laminate flooring.

Kitchen

Fitted kitchen comprising of: granite effect work surfaces, stainless steel sink/drain, two eye level units and a range of floor units, integrated electric oven, gas hob and space for washing machine/dishwasher.

Doors leading to internal hallway and outside rear.

### Internal Hallway

Laminate floor, doors to bedroom four and shower-room.

### Bedroom Four

8' 5" x 11' 7" ( 2.57m x 3.53m )

Archway to open wardrobe, front facing double glazed window, side facing double glazed window, ceiling light, fuse box (for lower ground floor), double panel radiator and carpet flooring.

## Shower Room

Two ceiling lights, double panel radiator, wash hand basin with tile splashback, low level WC, shower cubicle, extractor fan and laminate flooring.

## Outside

### Outside Front

Concrete path running to front door. Gravel garden and concrete steps providing side access to rear garden.

### Outside Rear

Slab paved pathway running down length of garden. Pond, brick storage outhouse, shrubbery borders and outside WC.

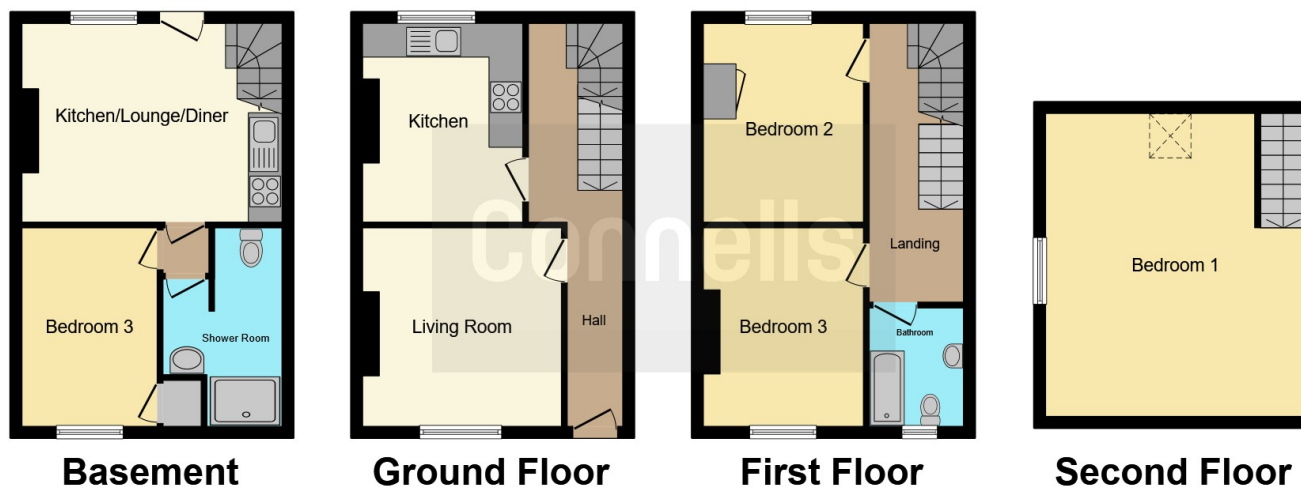
## Services

All mains services are connected to 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). Powered by [www.focalagent.com](http://www.focalagent.com)

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3 Foregate Street  
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EPC Rating: E    Council Tax  
Band: B

Tenure: Freehold

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