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Parkinson Wright
Estate Agents



Northwick Road, Worcester, WR3 7EA

Offers Over £215,000

- Middle Terrace Property
- Two Double Bedrooms
- Cellar
- Gas Central Heating & Double Glazing
- EARLY VIEWING RECOMMENDED
- Two Reception Rooms
- Attic Room
- Detached Garage & Driveway
- Front Garden & Rear Courtyard

82 Northwick Road, Worcester WR3 7EA

An exciting opportunity to acquire this two bedroom terraced property situated in the sought-after WR3 area. Offering scope for modernisation. Ideal for first time buyers or investors. NO CHAIN. EPC - C.



Council Tax Band: B





LOCATION & DESCRIPTION

Located within the desirable location of Northwick in the popular WR3 postcode. The property is within walking distance to local shops, schools, parks and green spaces including Perdisswell park. Residents in Northwick enjoy easy access to Worcester city centre, with its historical cathedral, cultural attractions and excellent transport links including Worcester Foregate Street railway station and junction 6 of the M5 motorway. The area is popular with families and professionals alike thanks to its mix of local amenities to include shops, supermarkets, leisure facilities, GP surgeries, dental practices, pubs and restaurants. This two bedroom character property is accessed via a part double glazed door opening into:-

ENTRANCE PORCH

Side and front facing double glazed windows and a part opaque double glazed doors opens into:-

RECEPTION HALL

13'4 x 3'0

Two wall lights, radiator, stairs to the first floor and doors to:-

LOUNGE

10'5 x 9'6 (max)

Ceiling light, front facing double glazed window, radiator, hearth with electric fire in situ.

DINING ROOM

12'10 (max x 12'5

Ceiling light, rear facing single glazed internal window, radiator, fireplace with hearth, mantle over and electric fire in situ. Doors to:-

KITCHEN

12'6 x 7'11 (both max)

Two ceiling strip lights, radiator and rear facing door giving a rear access. There are wall, base and drawer units, roll top work surface over, tiled splashback, stainless steel sink, matching drainer and space for appliances. Door to:-

SHOWER ROOM

6'4 x 5'1

Accessed from an inner hallway off the kitchen with a cupboard housing a 'Baxi' boiler, ceiling light, rear facing opaque double glazed window and radiator. There is a three piece suite consisting of a shower cubicle with

shower over, ash hand basin with pedestal and a low level WC.

CELLAR

Steps lead down to the cellar from the dining room. A spacious area with strip light and power ideal for storage or potential to convert.

LANDING

Ceiling light and doors to:-

BEDROOM ONE

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

BEDROOM TWO

Another double bedroom with ceiling light, rear facing double glazed window and radiator.

ATTIC ROOM

12'10 x 11'7 (both max)

Accessed from the landing a staircase leads up to the attic room ideal for storage or conversion to a third bedroom. Ceiling light, rear facing double glazed velux style window and useful cupboard for storage.

OUTSIDE

To the front of the property is a block paved driveway offering off road parking for one car and leads to the garage. A block paved path gives access to the front door via a wooden gate. There is a lawned foregarden.

To the rear of the property is a courtyard area. A wooden gate gives rear pedestrian access off Vine Street.

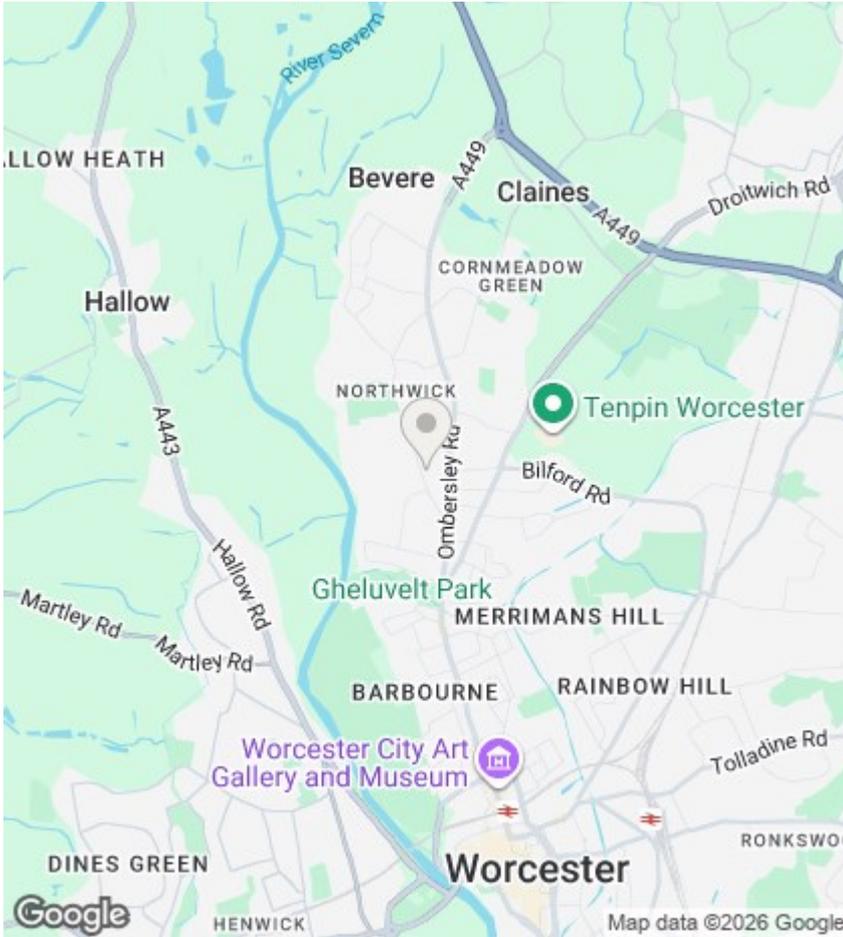
DETACHED GARAGE

21'10 x 8'11

With up and over door, light and power. There is a separate pedestrian access via a part glazed wooden door.

SERVICES

We believe all mains services are connected to the property.



Viewings

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

EPC Rating: C

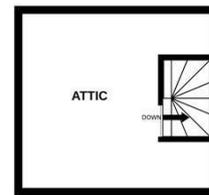
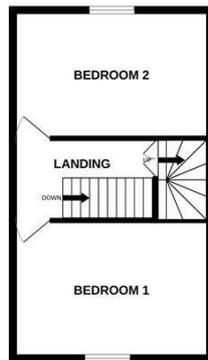
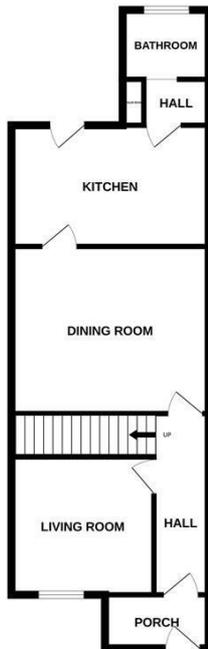
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

2ND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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