

Quay Turn

Worcester, WR1 2JJ

Andrew Grant

Quay Turn

1 Quay Street, Worcester, WR1 2JJ

3 Bedrooms **2 Bathrooms** **1 Reception Room**

A distinctive three bedroom individual bungalow offering an appealing city centre investment opportunity.

- A centrally located bungalow with three bedrooms, all arranged across a convenient single storey layout.
- Offering attractive buy-to-let potential, with a projected annual income in excess of £10,800, together with possible scope for Airbnb or other short-term letting, subject to the necessary consents.
- The kitchen opens directly into the living area, creating a connected arrangement for preparing meals, relaxing and spending time at home.
- The flexible third bedroom could serve as a home office or additional reception space according to individual requirements.
- A generous primary bedroom is complemented by its own en suite shower room, while a separate bathroom serves the remaining accommodation.
- Enclosed rear courtyard used by the vendors but not included in the property's title (legal rights of use are unconfirmed)
- The property benefits from a hard-surfaced enclosed and gated private forecourt, providing useful service space.
- The home is conveniently placed for the city's varied shops, restaurants, leisure facilities and transport connections.

692 sq ft (64 sq m)







The kitchen

The kitchen provides a well proportioned setting for preparing meals, with cabinetry and work surfaces extending along two sides. Integrated cooking appliances and a sink are incorporated within the arrangement, while additional space is available for everyday kitchen requirements. A broad opening connects directly with the living area, allowing the two spaces to function together while retaining their individual purposes.



The living area

Forming the principal reception space, the living area offers a comfortable setting for everyday relaxation. A substantial feature roof lantern forms a significant architectural focal point, allowing sunlight to filter into the main living space throughout the day. An external door provides direct access to the enclosed courtyard, used by the vendors but not included in the property's title (legal rights of use are unconfirmed)



The primary bedroom

Offering generous double accommodation, the primary bedroom provides ample space for a bed and accompanying storage. An arched window forms a distinctive architectural feature along one wall. The room also benefits from direct access to its own en suite, creating a self contained arrangement within the single storey layout.



The primary en suite

Complementing the primary bedroom, the en suite brings the essential facilities together within a compact arrangement. The suite comprises a shower enclosure, WC and wash basin with storage beneath.



The second bedroom

Adding flexibility to the accommodation, the second bedroom is generously proportioned for use as a further double room. Two circular rooflights form a notable feature overhead and introduce daylight from above. The available floor space supports a comfortable bedroom arrangement, while its proximity to the principal living area and main bathroom contributes to everyday practicality.



The third bedroom/office

Offering useful flexibility, the third bedroom could serve as a home office or additional reception space. Its rectangular proportions provide space for suitable furniture, while direct access from the entrance hall allows it to remain distinct from the principal living area.



The bathroom

Serving the wider accommodation, the bathroom includes a curved bath with shower above, a WC and a wash basin with storage beneath. The suite is brought together in a clearly defined arrangement, providing bathing facilities alongside the separate shower available within the primary en suite.



The courtyard

To the rear of the property is an enclosed courtyard, which the vendors advise they have enjoyed unrestricted use of since 2008 without objection. Please note that the courtyard does not form part of the property's registered title. The vendors understand that part of the courtyard is owned by the adjoining church, while ownership of the remaining area has not been established. Prospective purchasers are advised to seek clarification through their solicitor regarding ownership and any legal rights of use.

Location

Quay Turn occupies a highly convenient position in central Worcester, placing the city's broad range of amenities within easy reach. The surrounding centre offers varied shopping, cafés, restaurants, leisure facilities and cultural attractions, together with riverside areas for recreation. Public transport connections support travel across Worcester and beyond, while established road links provide access to neighbouring towns and the wider region. This central setting makes the home particularly well placed for enjoying the city's facilities and atmosphere, with everyday services and opportunities for dining, entertainment and relaxation all available within the surrounding area.

Services

The property benefits from mains electricity, water and drainage. Space heating and cooling are provided by wall-mounted split cassette air-conditioning units connected to external air-source heat pumps.

Broadband Speed: Superfast broadband available. Download speeds up to 98 Mbps and upload speeds up to 20 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 C.

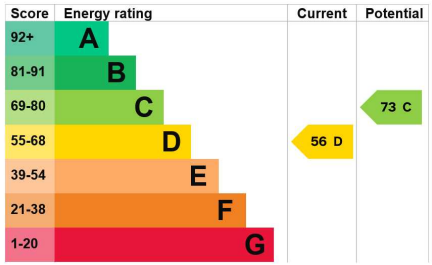
Agent Note

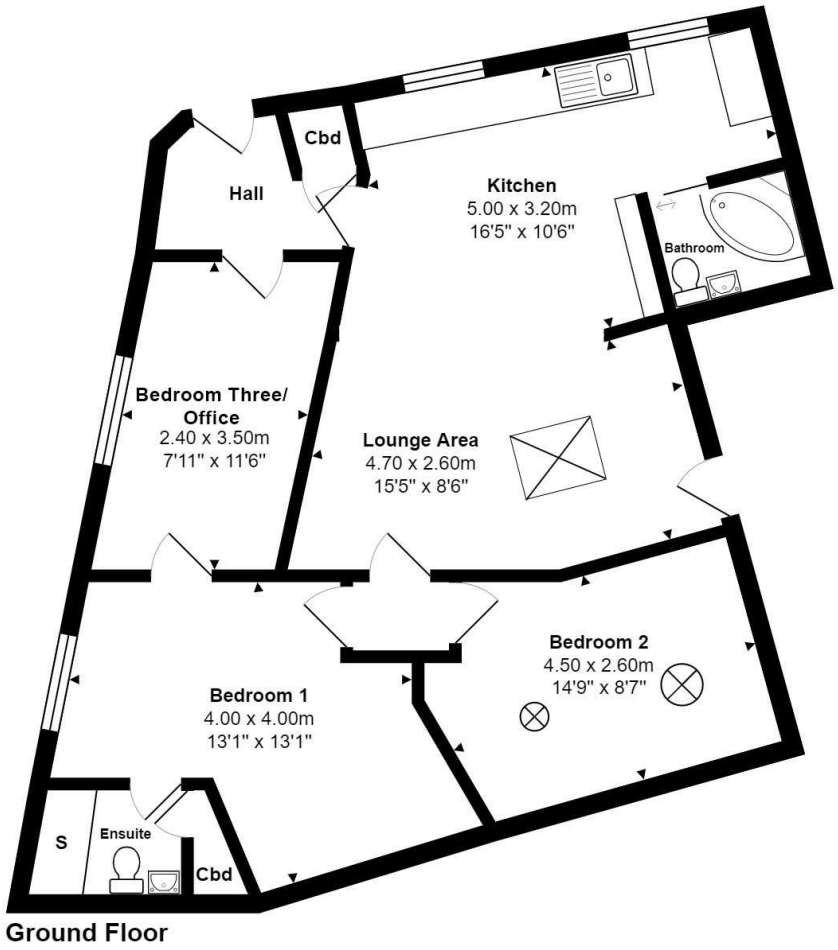
The en suite to the primary bedroom adjoins a non-residential building along a short section of wall. The remainder of the bedroom wall is external and faces into the rear courtyard. Prospective purchasers should satisfy themselves as to the precise structural arrangement.

The enclosed rear courtyard is not included within the property's registered title. The vendors advise they have enjoyed unrestricted use since 2008 without objection. Ownership is partly attributed to the adjoining church, with the remainder unconfirmed. Buyers should seek legal clarification regarding ownership and rights of use.



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Ground Floor

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.



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