



QualitySolicitors
Parkinson Wright
Estate Agents



Newtown Road, Worcester, WR5 1HL

Price Guide £270,000

- Semi Detached House
- Two Reception Rooms
- Large Front & Rear Gardens
- Gas Central Heating & Double Glazing
- NO CHAIN
- Corner Plot
- Three bedrooms
- Garage & Driveway
- Close to M5 Motorway Junctions 6 & 7
- EARLY VIEWING ESSENTIAL TO BE APPRECIATED

113 Newtown Road, Worcester WR5 1HL

An exciting opportunity to acquire a good size semi detached house situated in a well established residential location close to the city centre and within walking distance to Worcester Royal Hospital. EPC - D



Council Tax Band: C





LOCATION AND DESCRIPTION

Situated in an extremely convenient location just moments walk from the city centre within the well established residential area of Ronkswood which has excellent access to the M5 and Worcestershire Royal Hospital. There are a variety of amenities locally including supermarkets, local schools, medical centre, pharmacy and leisure facilities. The property is a substantial three bedroom semi detached home offering plenty of scope for modernisation for a buyer to put their own stamp on it. Access is via a slabbed pathway at the front of the property which leads to a double glazed opaque door opening into:-

RECEPTION HALL

Ceiling light, radiator, useful understairs cupboard, stairs to the first floor and doors to:-

LIVING ROOM

13'6 x 9'11

A light and airy reception room with ceiling light, front facing double glazed bay window, radiator and double sliding doors open directly into:-

KITCHEN/DINING/LIVING AREA

19'0 x 15'10

A good size open plan space combining dining, living and kitchen areas with two ceiling lights, radiator rear facing double glazed window, useful understairs cupboard providing a good storage space and a wall mounted ornamental electric fire help to make this a cosy living space.

The kitchen area consists of ceiling light, rear facing double glazed window and a side facing part double glazed door which gives rear access. There are a range of wall , base and drawer units with roll top work surface over, complimentary tiling to walls, sink, matching drainer, mixer tap, four ring gas hob with extractor fan over, built in oven under and space for a washing machine and fridge/freezer.

LANDING

Ceiling light, side facing double glazed window, loft access and doors to:-

BEDROOM ONE

12'10 x 9'3 (into bay)

A good size principal bedroom with ceiling light, front facing double glazed bay window, radiator and a good range of fitted bedrooms furniture and cupboards.

BEDROOM TWO

11'2 x 9'11 (max)

Another double bedroom with ceiling light, rear facing double glazed window, radiator and a range of built in wardrobes and cupboards.

BEDROOM THREE

7'5 x 6'5

A good size single bedroom with ceiling light, front facing double glazed window, radiator and fitted wardrobes with cupboards above.

SHOWER ROOM

7'0 x 5'8

Recessed ceiling spotlights, rear facing double glazed opaque window, complimentary tiling to walls and floor, airing cupboard with shelving for storage and a wall mounted 'Worcester' boiler insitu. There is a white suite consisting of shower cubicle with shower head attachment over, wash hand basin with cupboards under and a low level W.C. unit.

OUTSIDE

To the front of the property is a spacious lawned area with hedging and shrubs divided with a block paved path which gives access to the front door and the rear of the property via a wrought iron gate.

To the rear of the property is an attractive, well established landscaped garden with a range of mature shrubs and trees, combining a slabbed seating area with steps down leading to the lawn, a path gives access to the garage and driveway which offers private parking behind a wooden gate.

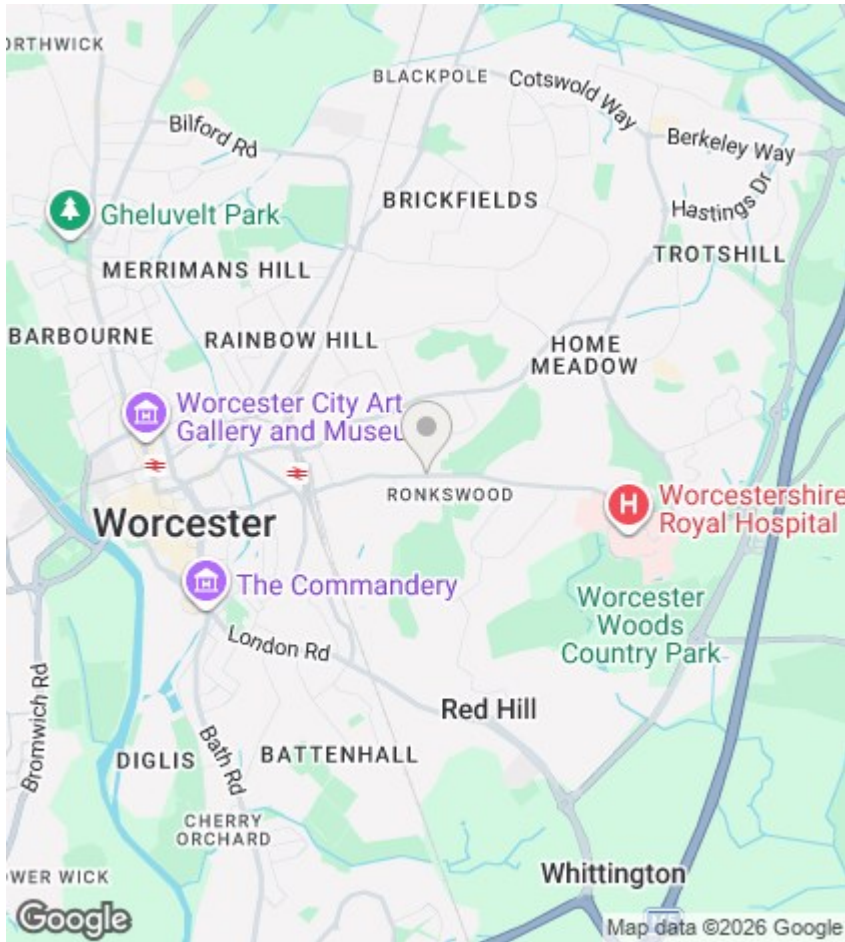
GARAGE

20'0 x 12'0

Access is via wooden doors. A further side facing door internally provides a pedestrian access from the garden. The garage has light and power.

SERVICES

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



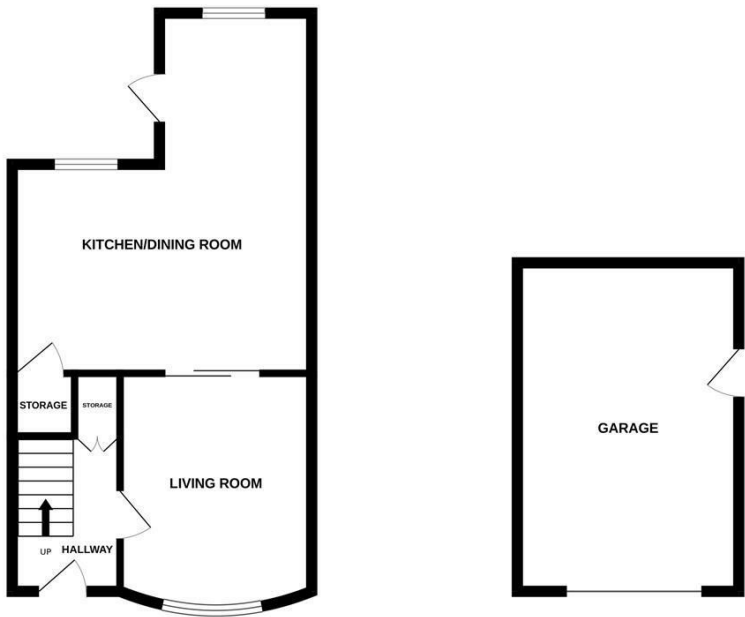
Viewings

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

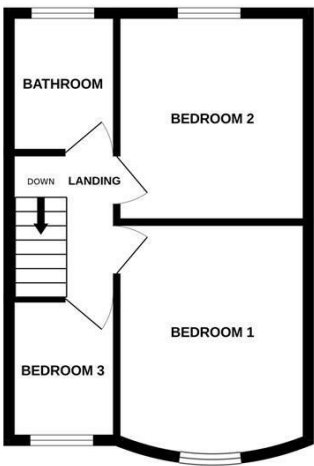
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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