



## 2 Bed Terraced

Church Road | | Worcester | WR3 8NX

Best Offers Over £195,000

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Nestled on the charming Church Road in Worcester, Worcestershire, this delightful two-bedroom house offers a perfect blend of comfort and convenience. With a well-proportioned reception room, the property provides an inviting space for relaxation and entertaining. The two bedrooms are thoughtfully designed, ensuring ample space for rest and personalisation. The bathroom is functional and well-maintained, catering to the needs of modern living.

Covering a modest area of 80 square feet, this house is ideal for individuals or small families seeking a cosy home. The property is situated in a friendly neighbourhood, known for its community spirit and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for those who value convenience and a sense of community.

Worcester itself is a historic city, rich in culture and heritage, offering a variety of attractions, including the

- Cosy 2-bedroom house
- Modern bathroom design
- Close to local amenities
- Charming Worcester area
- Perfect for first-time buyers
- Spacious reception room
- Located on Church Road
- Easy access to transport
- Ideal for small families
- Viewing highly recommended

## Sitting Room

12'0" x 10'4" (3.66 x 3.16m)

This sitting room welcomes you with its bay window that allows plenty of natural light to fill the space. The room features a charming fireplace with a wooden surround. Picture rails and skirting boards add a traditional touch, complementing the neutral carpet and walls, creating a warm and inviting atmosphere.





## Dining Room

12'0" x 11'5" (3.66 x 3.49m)

The dining room benefits from a large window and a doorway leading into the kitchen. A fireplace provides a focal point, while the space comfortably accommodates a dining table. The room is decorated with wooden picture rails and skirting boards, paired with neutral tones that provide a versatile backdrop for any dining setting.

## Kitchen

7'0" x 17'5" (2.13 x 5.30m)

The kitchen is equipped with wooden cabinetry and black laminate work surfaces. It includes a built-in oven with a gas hob beneath an extractor hood. The tiled floor and splashbacks add practicality, while windows bring light from two sides, making the room bright and functional.

## Bathroom

This bathroom offers a traditional layout with a blue suite including a bathtub, pedestal sink, and WC. There is also a separate shower cubicle with a glass door. The room is partially tiled with wood panelling on the lower walls, and two frosted windows provide privacy while allowing natural light to enter.

## Bedroom 1

8'10" x 11'5" (2.70 x 3.49m)

The first bedroom is a good-sized double, featuring a window with views to the street and a built-in wardrobe with wooden doors. Neutral carpets and white walls make it a blank canvas for personalisation, while the natural wood skirting boards and picture rails add character.



has been processed using AI virtual staging.



## Bedroom 2

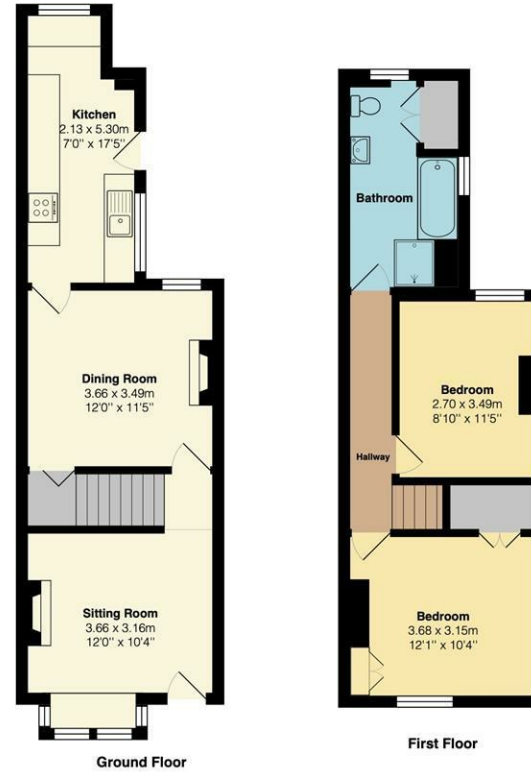
12'1" x 10'4" (3.68 x 3.15m)

Bedroom 2 is slightly larger and offers ample space for a double bed. It has a window overlooking the street and features wooden skirting boards and picture rails that continue the period charm. The light, neutral decor provides a calm, welcoming space.

## Rear Garden

The rear garden combines a wooden decked area perfect for outdoor seating or entertaining, with a grassy section beyond. It is enclosed by wooden fencing, providing a private outdoor space, and includes a storage shed along one side. The garden extends the living space outdoors and offers scope for gardening or relaxation.





Total Area: 78.9 m<sup>2</sup> ... 849 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Council Tax Band C    EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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