

**FOR SALE**



**Sansome Place, Worcester, WR1 1UA**

**4 Bedrooms, 3 Bathroom, Town House**

**£425,000**

**MARTIN&CO**



## Sansome Place, Worcester,

WR1 1UA

4 Bedrooms, 3 Bathroom

£450,000

- Freehold tenure
- 4 bedrooms
- 2 shower rooms
- Bathroom & Fitted cloakroom
- 2 living rooms



4 Bedrooms, 3 Bath/Shower Rooms | Flexible Annexe-Style Living | Parking For 3 - 4 Cars | Freehold Townhouse

A rare opportunity to acquire a highly versatile four-bedroom townhouse with flexible annexe-style living, ideally situated in Worcester and ideal for walking to the town centre.

This spacious and well-presented freehold home is arranged over three floors and offers adaptable accommodation ideally suited to modern family living.

A particular feature of the property is the exceptionally flexible ground floor layout, which is well suited to annexe-style or independent living. This level includes a bedroom, lounge, kitchen area and shower room with WC, making it ideal for multi-generational living, an older teenager, guests, a dependent relative, a private work-from-home suite, or potential income-generating accommodation.

The first floor provides the main living accommodation, comprising a bright lounge, fitted kitchen/dining room, separate WC and useful storage, creating an excellent space for day-to-day living and entertaining.

On the top floor are three further bedrooms, including a principal bedroom with its own en suite shower room, together with a family bathroom featuring both bath and shower facilities.

Outside, the property benefits from a small, private, low-maintenance rear garden and driveway parking for 3 - 4 vehicles.

This is a rarely available home with a particularly versatile layout, ideal for buyers seeking flexible living space in a convenient Worcester location.



#### KEY SELLING POINTS

- Freehold townhouse
- Four bedrooms
- Three bath/shower rooms plus separate WC
- Flexible annexe-style ground floor accommodation
- Ground floor bedroom, lounge, kitchen area and shower room with WC
- Ideal for multi-generational living, guests, home working or potential income-generating use, subject to any necessary consents
- Bright first-floor lounge and kitchen/dining room
- Principal bedroom with en suite shower room
- Family bathroom with bath and shower
- Driveway parking for 3 - 4 vehicles
- Low-maintenance rear garden
- Versatile layout rarely available in similar homes

#### KEY FACTS

- Freehold tenure
- Council tax band E, with an improvement indicator
- Energy Performance Certificate band C
- Gas-fired central heating
- Double glazing
- Estate management fee, approx £250pa

#### INCLUSIONS

- Floor coverings as fitted
- Blinds & curtains as fitted
- Curtains as fitted
- GF Kitchen: cooker, fridge & freezer
- GF bedroom 4: wardrobe
- FF lounge: fire
- FF Kitchen: oven, hob & cookerhood
- FF Kitchen: fridge & dishwasher
- Bath/shower rooms: mirrors



## GROUND FLOOR

Offers potential for a self-contained annexe

RECEPTION HALL 2.58m < 4.75m  
x 2.99m (8'6" < 15'7" x 9'9")

LIVING ROOM 5.33m x 2.41m  
(17'6" x 7'11")

FITTED KITCHEN 3.31m x 2.05m  
(10'10" x 6'8")

BEDROOM FOUR 3.30m x 3.28m  
(10'10" x 10'9")

SHOWER ROOM WITH WC 1.66m  
x 0.75m < 2.25m (5'6" x 2'6" < 7'5")



## FIRST FLOOR

LANDING 2.57m x 1.68m < 2.99m  
(8'5" x 5'6" < 9'9")

CLOAKS CUPBOARD 1.99m x  
1.66m (6'6" x 5'5") (max)

FITTED CLOAKROOM / WC 1.57m  
x 1.24m (5'2" x 4'0")

LOUNGE 5.30m x 3.17m (17'4" x  
10'5")

FITTED KITCHEN & DINING ROOM  
5.30m x 2.27m < 3.10m (17'4" x 7'5"  
< 10'2")

## SECOND FLOOR

LANDING 3.80m x 0.82m < 3.00m  
(12'5" x 2'8" < 9'10")

BEDROOM ONE 3.25m x 3.05m  
(10'8" x 10'0")

EN SUITE SHOWER ROOM 2.44m  
x 1.60m (8'0" x 5'3")(max)

BEDROOM TWO 2.72m < 3.53m x  
2.56m (8'11" < 11'6" x 9'3")

BEDROOM THREE 3.25m x 2.04m  
(10'8" x 6'8")

FAMILY BATHROOM 2.56m x  
1.56m (8'5" x 5'1")



## OUTSIDE

PARKING Off-road parking for 3 - 4  
cars to front of house.

## GARDEN

A small private rear garden,  
landscaped for ease of maintenance  
and from which there is access to  
the communal courtyard gardens.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Not to scale  
 For general guidance purposes only and not to be taken as a statement of fact.

## Martin & Co Worcester

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.