



£525 pcm

1 Bedroom House of Multiple Occupation to rent  
Room 2a 21 Ingles Drive, Worcester





## Overview

Fabulous First Floor Furnished Room in this fully managed shared house! Overlooking the garden! Single Occupancy only.

With easy on street no permit parking and walking distance into Worcester City Centre, this could be the room for EWE!,



## Key Features

- 1st Floor, facing SW Garden Double room, Single occupancy
- All utilities included
- Separate Communal Kitchen and Lounge/Dining area
- Separate Utility room
- Fast Broadband Included
- Shared Bathroom with 3 Others
- Furnished Double Room
- Street Parking & Garden
- Walking distance to Centre of St. Johns, Close to Worcester City Centre



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The shared kitchen and lounge are also on this floor. This is room 2 on the floorplan.

Sharing with 4 other people, the spacious and light filled lounge has two Juliette windows facing the city.

The kitchen is fully equipped with 2 fridge freezers and there is a washing machine and tumble dryer in the ground floor utility room .

Bathroom, with over bath shower is on the 2nd floor and the cloakroom is on the 1st floor. These bathroom facilities are shared with 3 other people, as one room in the house has an ensuite.

There is also access to a small garden with patio for relaxation. Superfast broadband included

Book now to View!



Flood risk very low, Utilities included, Mobile signals, okay

Available now. References and credit checks required.

#### Legal disclaimer

These particulars are prepared and issued in good faith for guidance purposes only and do not constitute, nor form any part of, an offer or contract. No person in the employment of Ewemove Worcester has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details, are given without responsibility and any intending tenant or purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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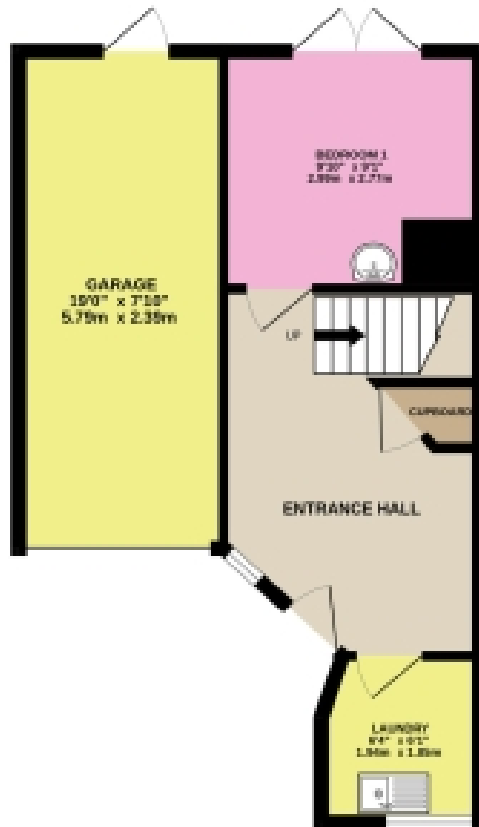
#### **Bedroom 2**

9' 6" x 9' 1" (2.91m x 2.79m)

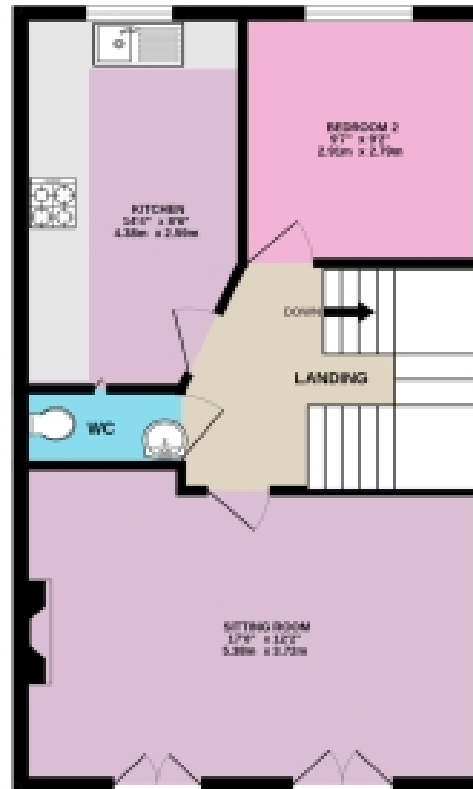
Double room for single occupancy

# Floorplans

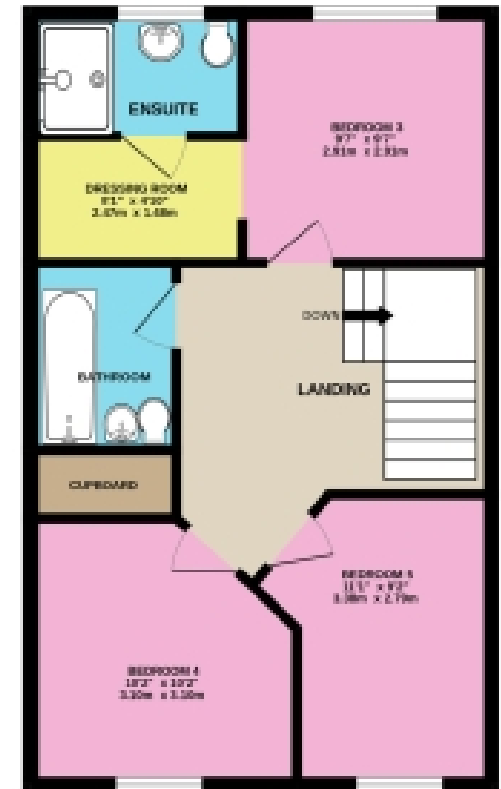
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

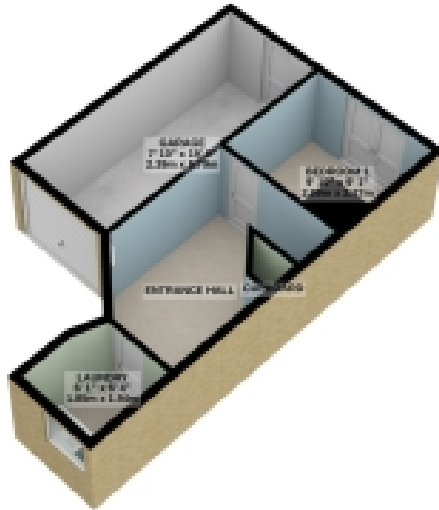
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Floorplans

GROUND FLOOR  
997 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Marketed by Ewemove Worcester

01905 967991 (24/7)

worcester@ewemove.com



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