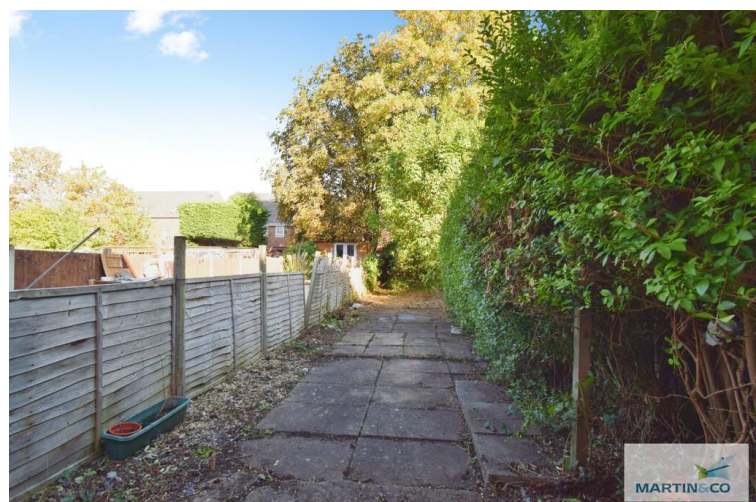


FOR SALE



188 Bransford Road, Worcester WR2 4EX

3 Bedrooms, 1 Bathroom, Mid Terraced House

£210,000

MARTIN&CO



- Victorian mid-terraced home
- Freehold tenure
- Off-road parking
- Long rear garden
- PVC double glazing
- Gas-fired central heating
- Approx 1,140sqft
- Council Tax band B
- EPC Rating band C
- Sold as seen

*** VACANT & NO ONWARD CHAIN ***

This freehold Victorian mid-terraced family home is situated in a popular location withing walking distance of the amenities of St Johns and within easy reach of the M5 and facilities of the City Centre.

The house offer spacious accommodation of approximately 1,140sqft over three floors, comprising: lounge; inner hall; family room; kitchen; rear hall / utility; landing two first floor bedrooms; family bathroom; and an attic bedroom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

In addition, the property benefits from off-road parking for one car, PVC double glazing, gas-fired central heating and a long rear garden.



KEY FACTS

Sold as seen
Freehold tenure
Off-road parking
Approx 1,140sqft
Council Tax band B
EPC Rating band C
PVC double glazing
Gas-fired central heating

GROUND FLOOR

LOUNGE 3.79m x 3.36m < 4.11m (12'5" x 11'0" < 13'6")

INNER HALL 0.70m x 0.70m (2'3" x 2'3")

FAMILY ROOM 3.80m x 3.37m (12'5" x 11'0")

KITCHEN 4.50m x 2.34m (14'9" x 7'8")

REAR HALL / UTILITY 2.31m x 1.04m (7'7" x 3'5")

FIRST FLOOR

LANDING 6.01m x 0.79m < 2.44m (19'8" x 2'7" < 8'0")

BEDROOM ONE 3.92m x 3.48m (12'10" x 11'5")

BEDROOM TWO 2.88m x 2.48m (9'5" x 8'1")

BATHROOM 3.22m x 2.32m (10'7" x 7'7")

SECOND FLOOR

ATTIC BEDROOM 3.88m x 2.35m < 3.80m (12'8" x 7'8" < 12'6")

OUTSIDE

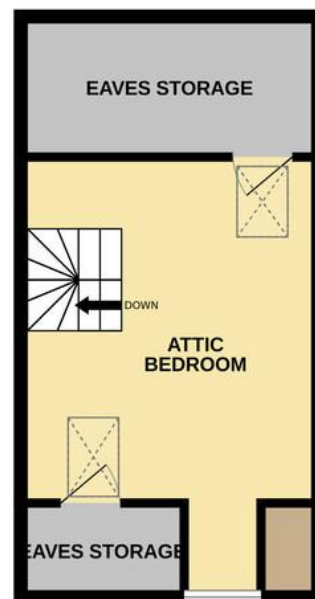
PARKING

The house stands behind a block paved drive providing off-road parking for one car.

GARDEN

The property benefits from a long rear garden.





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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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 part 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.