

FOR SALE



14 Bittern Road, St Peters, Worcester, WR5 3LT

4 Bedrooms, 2 Bathroom, Detached House

£350,000

MARTIN&CO



- Freehold detached family home
- Four bedrooms
- Family bathroom & En suite
- Lounge & Fitted kitchen diner
- Utility with toilet off
- Approx 1,200sqft
- Corner plot with parking
- Council Tax band D
- EPC Rating band C
- Vacant & No onward chain

*** VACANT & NO UPWARD CHAIN ***

This freehold detached family home is situated in a popular residential standing in a good sized corner plot, with gated space to the side offering potential for secure parking for caravan.

The house offers spacious and flexible accommodation of approx 1,200sqft, comprising: a reception hall; study/4th bedroom with en suite shower room; lounge; fitted kitchen & dining room; utility room with toilet off; landing three bedrooms; and a family bathroom.

In addition, the property benefits from PVC double glazing, gas-fired central heating, off-road parking and private side and rear gardens. The property does not have a garage.

KEY FACTS

Freehold tenure
 Approx 1,200sqft
 Potential for caravan parking
 PVC double glazing
 Gas-fired central heating
 Ideal combi boiler (13/03/16)
 Council Tax band D
 EPC Rating band C
 Vacant & No onward chain

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



INCLUSIONS

Floor coverings as fitted

Window dressings as fitted

TV in kitchen

Integrated:

Dishwasher & fridge/freezer

Built-in:

Coffee maker; microwave; double oven;

5 ring gas hob & cookerhood

Free standing fridge

GROUND FLOOR

PORCH 2.15m x 0.56m (7'1" x 1'10")

HALLWAY 5.75m x 0.86m < 1.79m (18'10" x 2'9" < 5'10")

STUDY / BEDROOM FOUR 3.77m x 2.30m (12'4" x 7'7")

EN SUITE SHOWER ROOM 2.30m x 1.18m (7'7" x 3'10")

LOUNGE 6.25m x 3.27m (20'6" x 10'9")

FITTED KITCHEN & DINING ROOM 4.65m x 3.61m < 4.49m (15'3" x 11'10" < 14'8")

UTILITY ROOM 2.26m x 1.86m < 4.28m (7'5" x 6'1" < 14'0")

TOILET 2.30m x 0.84m (7'6" x 2'9")

FIRST FLOOR

LANDING 2.59m x 0.79m < 1.77m (8'6" x 2'7" < 5'9")

BEDROOM ONE 3.44m < 4.11m x 2.99m < 3.31m (11'3" < 13'6" x 9'9" < 10'10")

BEDROOM TWO 3.11m x 2.62m < 3.50m (10'3" x 8'7" < 11'6")

BEDROOM THREE 2.11m x 1.81m < 2.50m (6'11" x 5'11" < 8'2")

FAMILY BATHROOM 1.94m x 1.66m (6'4" x 5'6")

OUTSIDE

PARKING

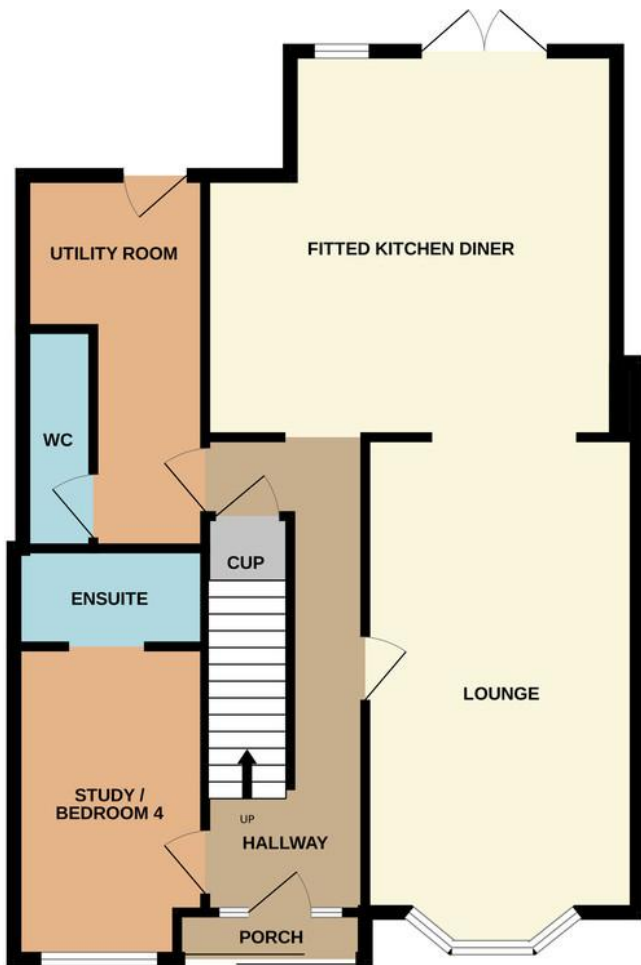
The block paved drive provides off-road parking. The gated drive to the side provides potential for further off-road parking with the addition of a dropped curb.

GARDENS

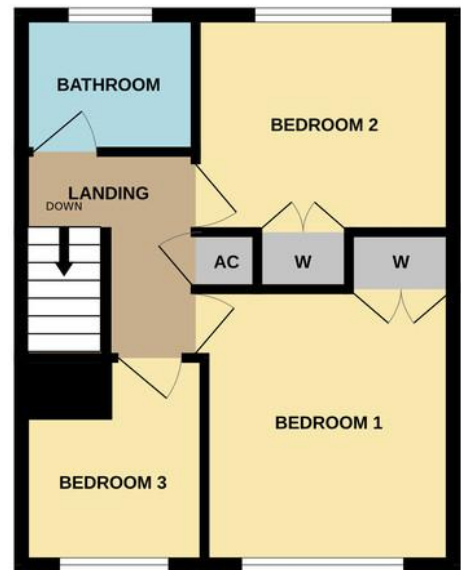
The house stands behind a small lawn and there is a private garden wrapping around the side and rear.



GROUND FLOOR



1ST FLOOR



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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Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890
<http://www.martinco.com>



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