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Parkinson Wright
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Bromyard Terrace, Worcester, WR2 5BW

Price Guide £200,000

- Victorian Middle Terrace Property
- Private Courtyard Garden
- Close To City Centre
- NO ONWARD CHAIN
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- TOTAL FLOOR AREA - 56 Square metres..

21 Bromyard Terrace, Worcester WR2 5BW

A rare and exciting opportunity to acquire this well proportioned Victorian middle terrace property situated in a convenient location within St Johns and close to the city centre. **EARLY VIEWING ESSENTIAL TO BE APPRECIATED.**



Council Tax Band: B





LOCATION AND DESCRIPTION

Nestled in the charming area of Bromyard Terrace, Worcester, this charming middle terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

Located in a desirable neighbourhood, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The vibrant city of Worcester is just a stone's throw away, offering a wealth of shopping, dining, and cultural experiences.

With its appealing features and prime location, this end terrace house at 21 Bromyard Terrace presents a wonderful opportunity for anyone looking to settle in a welcoming environment. Bromyard Terrace is a quiet, no-through road, which reduces passing traffic and adds to the residential feel.

Access is via a composite part double glazed front door opens into:-

LOUNGE

11'4 x 10'11

A charming reception room with ceiling light, front facing UPVC double glazed window, radiator and feature fireplace with hearth, mantle over and attractive wood burning stove inset. Door opens into:-

KITCHEN/DINER

14'5 x 11'4 (both max)

A light and airy space combining kitchen and dining areas with recessed ceiling spotlights, rear facing UPVC double glazed window, feature exposed brick wall, radiator and a door leads up to the first floor. There is a modern contemporary kitchen with a range of wall, base

and drawer units, complimentary tiling to walls, stainless steel sink with matching drainer, mixer tap, four ring electric hob, extractor fan over, built in oven under, integrated dishwasher, space for washing machine and free standing fridge/freezer. An inner hallway provides a side facing UPVC double glazed door which gives access to the rear of the property and leads to:-

SHOWER ROOM

6'6 x 5'8 (both max)

Ceiling light, side facing UPVC opaque double glazed window, complimentary tiled wall and floor and a chrome heated towel rail. There is a three piece white suite consisting of shower cubicle with shower attachment over, wash hand basin with pedestal and a low level W.C.

BEDROOM ONE

11'5 (max) x 11'0

A good size principal bedroom with ceiling light, front facing UPVC double glazed sash window and radiator.

BEDROOM TWO

10'10 x 8'8

Another double bedroom with ceiling light, rear facing UPVC double glazed window, radiator and cupboard offering some storage space and housing a wall mounted 'Worcester' combi boiler.

OUTSIDE

To the rear of the property is a private, enclosed and sunny east facing gravel garden, making it a low maintenance outside space. There is a wooden shed in situ.

SERVICES

We believe all mains services are connected to the property but have not been verified by the agent.



Viewings

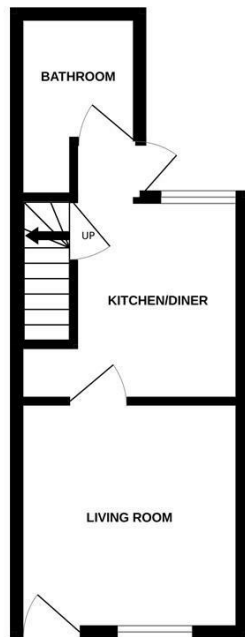
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

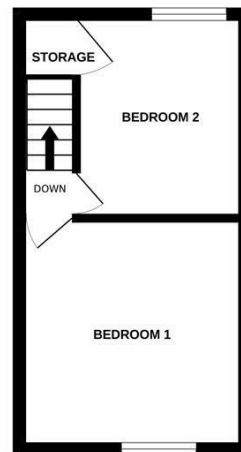
Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| | | 81 |

GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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