

**Portland Street, Worcester, WR1
£152,000, Freehold**

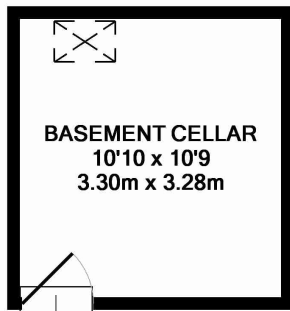


This would make an ideal family home and would appeal to first time buyers.

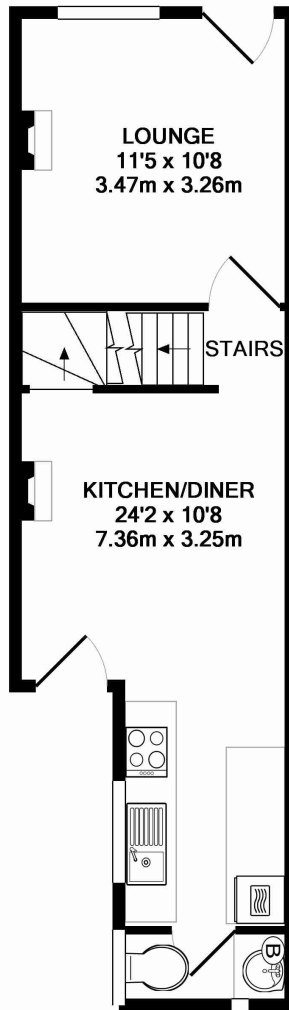
The property was extended in the 1960's to include a downstairs cloakroom and first floor bathroom. The property is predominantly double glazed with the exception of two front windows which have been retained to keep the original sash style windows to maintain the Victorian character of the building. The property also benefits from gas fired central heating.



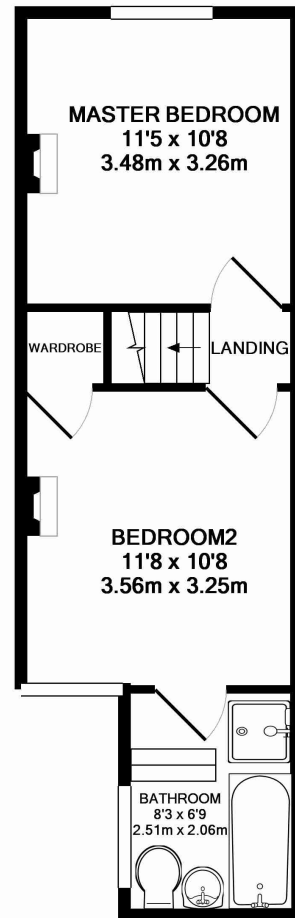




BASEMENT



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016

www.estatedirect.com give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

This well presented and extended 2 bedroom Victorian mid terraced house is situated within easy walking distance to the centre of the historic city of Worcester and close to High Street shops. Crowngate shopping centre, cafes, pubs and restaurants, two cinemas and Worcester Cathedral, Diglis basin marina, and close to River Severn and canal, making it ideal for canal-side/riverside walks. Crowngate bus station and Foregate street railway station are just a stroll away. The M5 motorway is approximately 2 miles away.

A wide choice of schools, nursery, primary and high schools are all within easy reach. Sports grounds, parks and recreational amenities are close by. Medical centres, dentists and opticians are also nearby. Cathedral plaza is a new proposed addition to the city centre and is due to be completed in spring 2017, would also be within easy walking distance. Many other attractions are also available within the area, including major leading supermarkets and the new Waitrose supermarket (approx. 1 mile away).

This would make an ideal family home and would appeal to first time buyers.

The property was extended in the 1960's to include a downstairs cloakroom and first floor bathroom. The property is predominantly double glazed with the exception of two front windows which have been retained to keep the original sash style windows to maintain the Victorian character of the building. The property also benefits from gas fired central heating.

There is a low maintenance garden to the rear and low maintenance courtyard to the front walled garden which at present is laid to hard standing paving with shrubs and plants.

The accommodation briefly comprises of; lounge, kitchen/diner, downstairs WC, two bedrooms, a family bathroom and a basement cellar. Access to the basement cellar is via steps behind a door located in the kitchen/diner. This room is being used as a 3rd bedroom at present and could easily be adapted to suit various uses.

As we approach the property we enter a small walled frontage/low maintenance courtyard, laid to paving and plant pots.

We enter the property from the front entrance door into:

Lounge: 3.26m x 3.47m

Feature brick chimney breast, ceiling point, radiator, laminate floor, tall ceilings, painted walls, a sash window and burglar alarm. Door leading to:

Kitchen/Dining Room: 3.25m x 7.36m

Two ceiling points, painted walls, feature chimney breast in brick, radiator room thermostat, tall ceilings, stairs to basement, stairs to first floor, quarry tiled floor and a UPVC door to rear garden. Fully fitted white shaker style kitchen units with a contrasting worktop, stainless steel sink and mixer tap, plumbed for washing machine, dishwasher and tumble dryer, built in gas hob, stainless steel overhead canopy, built in oven housing ceramic splash back tiles and UPVC double glazed window. Door to:

Basement Cellar (at present a 3rd bedroom): 3.28m x 3.30m

Carpeted stairs down to basement area. At present used as a third bedroom. Painted walls and window to front elevation.

Downstairs cloakroom: 0.8m x 2.0m

Painted walls, ceiling point, two windows (one UPVC double glazed window), Ferroli combi boiler, white closed coupled WC and a white hand basin set in a white vanity unit. Quarry tiled flooring and radiator,

Stairs from the Kitchen/Dining Room lead to the first floor.

Landing with ceiling point, carpet floor, smoke alarm and painted walls. With doors leading to:

Front Bedroom: 3.26m x 3.48m

Tall ceiling, painted walls, sash window, carpeted floor, cast iron fireplace with wooden surround,

ceiling point and radiator with thermostatic valve.

Rear Bedroom: 3.25m x 3.56m

Tall ceiling, loft hatch, ceiling point, carpet floor, cast iron fireplace with wooden surround, UPVC double glazed window overlooking rear, built in storage/wardrobe and radiator with thermostatic valve. Door leading to:

Bathroom: 2.06m x 2.51m

Walk in shower cubicle with electric shower, with one step down to main bathroom area with three piece bathroom suite consisting of paneled bath, closed coupled WC and pedestal hand wash basin. Ceiling point, extractor fan, shaver point, wall heater, Vinyl floor and painted walls with ceramic tiled walls to lower half. UPVC double glazed window and radiator with thermostatic valve.

Outside - Front

A small walled frontage/low maintenance courtyard, laid to paving with scattering plant pots adding a touch of colour to the frontage of the property. A hedge runs alongside one perimeter to add privacy to the property.

Outside - Rear

The rear garden has a fenced perimeter and wooden decked area. It has raised flower beds set in wooden troughs and allows for a low maintenance rear garden. A small decked seating area sits under a timber pergola for outside relaxation and/or dining experience. There is an outside tap and the property also has outside lighting above the decked walkway.

The area is located within a superfast broadband connected network.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

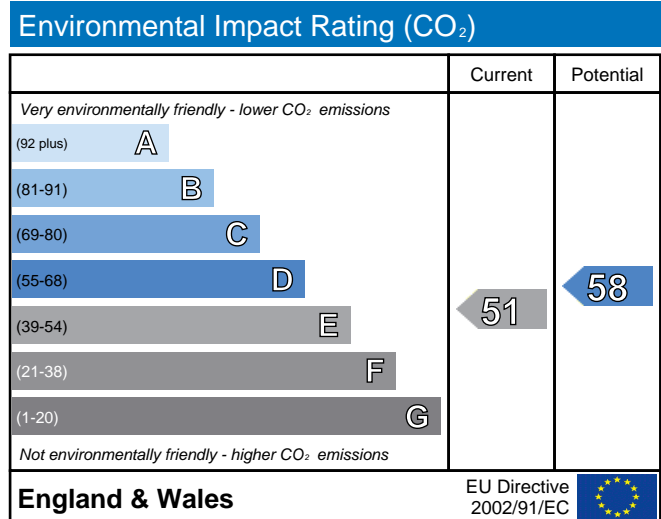
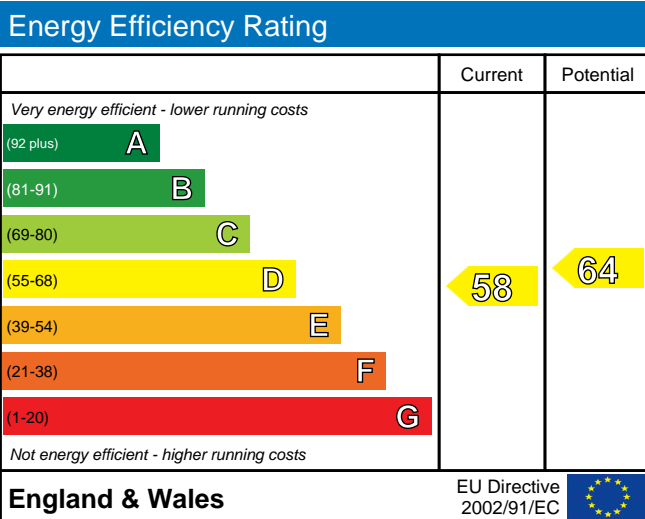
Energy Performance Certificate



1 Portland Street
WORCESTER
WR1 2NL

Dwelling type: Mid-terrace house
Date of assessment: 19 June 2009
Date of certificate: 19 June 2009
Reference number: 0665-2831-6766-0591-5945
Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	343 kWh/m ² per year	292 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.9 tonnes per year
Lighting	£71 per year	£38 per year
Heating	£640 per year	£570 per year
Hot water	£99 per year	£87 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by BRE Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: BREC100200
Assessor's name: JAMES CLARKE
Company name/trading name: Energy Surveyors Ltd
Address: 12, Sansome Walk, Worcester,
Worcestershire, WR1 1LN
Phone number: 0190 526 750
Fax number:
E-mail address: james@nemetek.com
Related party disclosure:

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.breassessor.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate.
- Find how to make a complaint about a certificate or the assessor who produced it.
- Learn more about the national register where this certificate has been lodged - the Government is the controller of the data on the register.
- Learn more about energy efficiency and reducing energy consumption.

Recommended measures to improve this home's energy performance

1 Portland Street
WORCESTER
WR1 2NL

Date of certificate: 19 June 2009
Reference number: 0665-2831-6766-0591-5945

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed) Cavity wall, as built, partial insulation (assumed)	Very poor Average	Very poor Average
Roof	Pitched, 100 mm loft insulation Flat, limited insulation (assumed)	Average Poor	Average Poor
Floor	Solid, no insulation (assumed)	-	-
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer and room thermostat	Poor	Poor
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 15% of fixed outlets	Poor	Poor
Current energy efficiency rating		D 58	
Current environmental impact (CO₂) rating			E 51

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
1 Low energy lighting for all fixed outlets	£25	D 59	E 52
2 Upgrade heating controls	£18	D 60	E 53
Sub-total	£43		
Higher cost measures			
3 Replace boiler with Band A condensing boiler	£71	D 64	D 58
Total	£114		
Potential energy efficiency rating		D 64	
Potential environmental impact (CO₂) rating			D 58

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

4 Solar water heating	£20	D 66	D 60
5 50 mm internal or external wall insulation	£87	C 71	D 66
6 Solar photovoltaic panels, 2.5 kWp	£159	B 81	C 76
Enhanced energy efficiency rating		B 81	
Enhanced environmental impact (CO₂) rating			C 76

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

2 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

Higher cost measures (typically over £500 each)

3 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

4 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

5 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required.

6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.