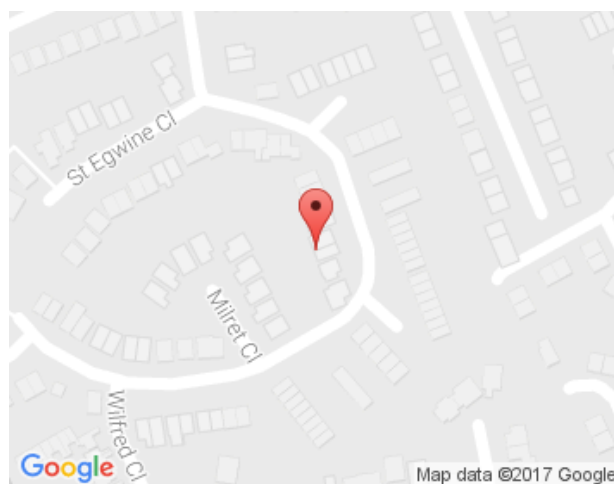


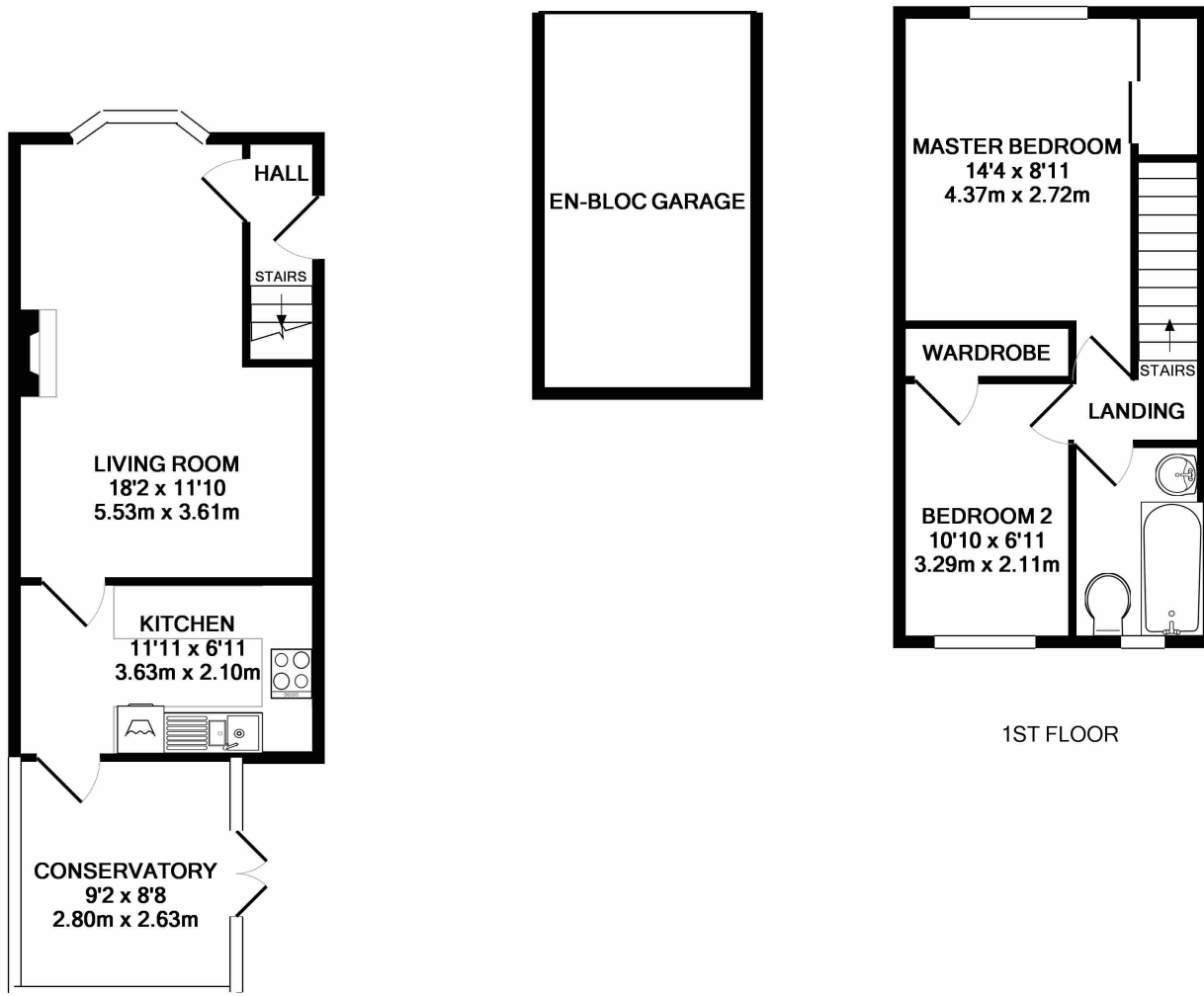
**Bishops Avenue, Worcester, WR3
£160,000, Freehold**



A well-presented two bedroom end terraced property, situated within close proximity and within walking distance to Worcester City Centre.







GROUND 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
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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

A well-presented two bedroom end terraced property, situated within close proximity and within walking distance to Worcester City Centre.

The property is within close proximity to Worcester Foregate Street railway station, making it ideal for transport links.

A good choice of local educational facilities include; St George Primary School, Bishop Perowne CofE College, Tudor Grange High School, Worcester Grammar School and Worcester University buildings. There is a good choice of medical centers within easy reach of the property address.

With easy access to parks, pubs and restaurants, leisure amenities, supermarkets, and high street shops make this location ideally positioned for entertainment and recreational facilities within walking distance from the property.

The accommodation briefly comprises of; hall, lounge, fully fitted kitchen two bedrooms and a family bathroom. There is a spacious Edwardian style uPVC conservatory at the rear of the property and the property benefits from a separate en-bloc single garage allowing for off road parking with a driveway offering spaces for several cars.

Access to the property is gained via a block paved pathway leading to the front entrance door located at the side elevation.

We approach to a uPVC double glazed panel door with a small inset arched fixed window with mock Georgian bar and obscure glass leading to;

Entrance hall

With ceiling point, smoke alarm, electricity consumer unit, painted walls, ceramic tiled flooring, room thermostat, radiator, stairs leading to first floor, and wooden glazed Georgian style door leading to;

Living room 3.61m x 5.53m

With pendant ceiling point with light/fan combination, three sided uPVC double glazed bay window overlooking the front aspect, painted walls, featured papered wall, decorative coving, wall mounted radiator with thermostatic valve, feature wooden fire surround with marble effect back and hearth, gas inset fire, wooden laminate flooring. Fully glazed Georgian style door leading into;

Kitchen 3.63m x 2.10m

A fully fitted kitchen with modern white gloss finish base and eye level wall units with silver coloured handles, dark wood effect contrasting work surface, complimented with splash-back ceramic wall tiled surrounds. Plumbing is present for a washing machine and dishwasher. Stainless steel one and half bowl sink with swan neck mixer tap, space for cooker, overhead extractor cooker hood, Worcester Bosch Greenstar 28i junior combi-condensing boiler, space for American style fridge/freezer, ceiling point, ceramic tiled flooring, wall mounted radiator with thermostatic valve, painted walls, uPVC double glazed window overlooking conservatory, uPVC door leading to;

Conservatory 2.63m x 2.80m

uPVC double glazed Edwardian style conservatory built on a dwarf wall, exposed brickwork with back of house wall plastered and a painted finish, opal poly-carbonate roof, ceramic tiled flooring, central ceiling fan/light, uPVC French doors opening onto the rear garden.

Carpeted Stairs to first floor:

Carpeted stairs and painted walls lead to first floor landing

First Floor Landing Area

Fully fitted carpeted flooring, ceiling point, loft hatch allowing access to loft space, smoke alarm and doors leading to:

Master Bedroom 2.72m x 4.37m

Ceiling point with combination light/fan, uPVC double glazed window overlooking front aspect with views towards the city including Worcester cathedral, wall mounted radiator with thermostatic valve, fully fitted carpeted flooring, built-in wardrobe with mirrored sliding doors, painted walls and a featured papered wall.

Bedroom Two 2.11m x 3.29m

Ceiling point, painted walls, featured papered wall, fully fitted carpeted flooring, uPVC double glazed window overlooking rear aspect and garden, wall mounted radiator with thermostatic valve, door to large cupboard/wardrobe space with hanging rails.

Outside Front:

Block paved pathway, decorative block paved frontage needing minimum maintenance, outside lighting, side access pathway leading to side entrance gate to access rear of property.

Rear Garden

At the rear of the property is a low maintenance private garden with slabbed patio seating area, ideal for outside entertaining, steps up to decorative slabbed garden area with raised beds of shrubs and plants, and in turn leading to further steps, on to a third tier with a stone graveled area surrounded with plants and shrubs. The garden is enclosed by walls and a hedge. There is a side gate access from the front of the property, outside lighting and outside tap.

The property benefits from gas fired central heating, double glazing throughout and the availability of a super-fast broadband network connection.

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



27, Bishops Avenue
WORCESTER
WR3 8XA

Dwelling type: End-terrace house
Date of assessment: 10 October 2008
Date of certificate: 10 October 2008
Reference number: 8358-6220-5839-0200-9092
Total floor area: 57 m²

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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	359 kWh/m ² per year	253 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	2.4 tonnes per year
Lighting	£38 per year	£25 per year
Heating	£454 per year	£330 per year
Hot water	£65 per year	£65 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.



Certification mark

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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 Northgate Information Solutions, 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: NGIS800283
Assessor's name: Glynn Hodges
Company name/trading name: Countrywide Surveyors Ltd
Address: The Coach House, Lockington Hall, Lockington, Derby, DE74 2RH

Phone number: 0870 2244463
Fax number: 01908 224938
E-mail address: epcaudit@cwsurveyors.co.uk
Related party disclosure: None

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 <http://www.northgate-dea.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 on 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 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
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

27, Bishops Avenue
WORCESTER
WR3 8XA

Date of certificate: 10 October 2008
Reference number: 8358-6220-5839-0200-9092

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.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, 100 mm loft insulation	Average	Average
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Very good	Very good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Very good	Very good
Lighting	Low energy lighting in 50% of fixed outlets	Good	Good
Current energy efficiency rating		D 62	
Current environmental impact (CO ₂) rating		D 55	

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 impact
1 Increase loft insulation to 270 mm	£12	D 63	D 56
2 Cavity wall insulation	£115	C 72	D 68
3 Low energy lighting for all fixed outlets	£10	C 73	D 68
Total	£137		
Potential energy efficiency rating		C 73	
Potential environmental impact (CO ₂) rating		D 68	

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	£17	C 74	C 70
5 Solar photovoltaic panels, 2.5 kWp	£150	B 87	B 83
Enhanced energy efficiency rating		B 87	
Enhanced environmental impact (CO ₂) rating		B 83	

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 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.

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 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.

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

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 that 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.