

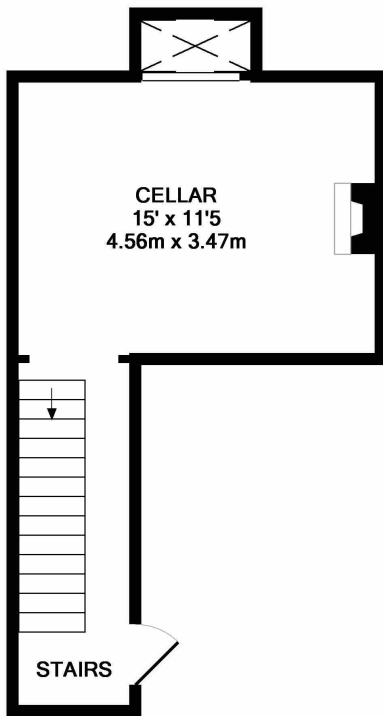
**Astwood Road, WR3
£200,000**



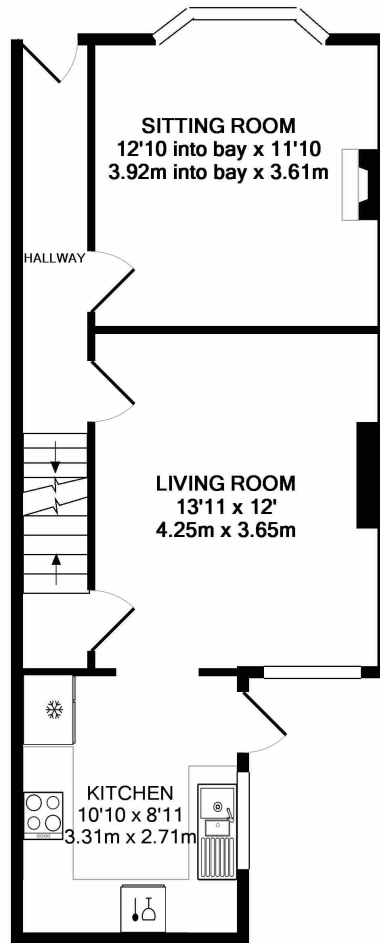
A well-presented three bedroom Victorian mid terraced property built around 1867 and situated within close proximity to Worcester City Centre. This property would suit first time buyers and investors alike. The property has retained many of its Victorian features and characteristics, such as tall ceilings, tall skirting boards and feature fireplaces.



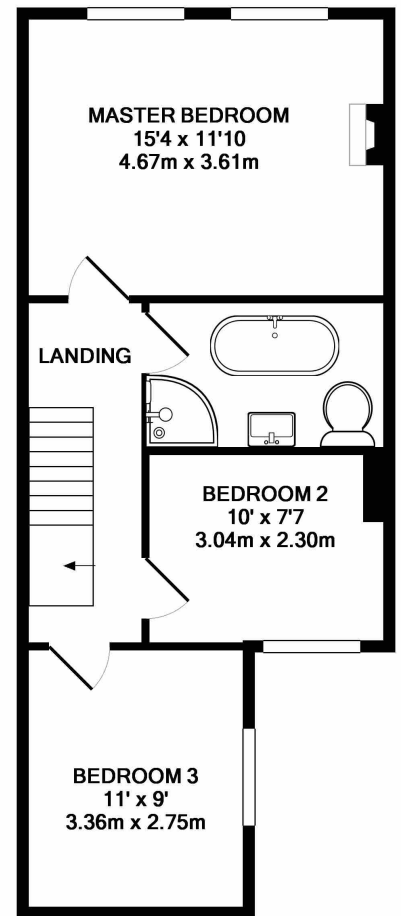




BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

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Long Description

A well-presented three bedroom Victorian mid terraced property built around 1867 and situated within close proximity to Worcester City Centre. This property would suit first time buyers and investors alike. The property has retained many of its Victorian features and characteristics, such as tall ceilings, tall skirting boards and feature fireplaces.

The property sits about a mile and half from Worcester Shrub Hill Railway Station, and about two and half miles from the M5 motorway. It is on a main regular bus route, making it ideal all around for easy transportation links.

There is a good choice of local educational facilities including primary schools, nursery schools and high schools, all within easy access.

Medical centres, opticians, pharmacies and dentists are all within easy reach of the property address.

Easy access to parks, pubs and restaurants, as well as leisure and sporting amenities, supermarkets, and local shops makes this an ideal location.

The property itself benefits from gas central heating and double glazing.

The accommodation briefly comprises of; Entrance hall, sitting room, living room, fully fitted kitchen, three bedrooms and a family bathroom. There is a spacious basement converted in 2006 which offers flexible living space, and the property benefits from a gated gravel driveway at the rear and allows for off road parking for two vehicles.

Access to the property is gained via a small walled frontage and through the metal gate onto a pathway leading to the front entrance door.

We enter through a solid panel door with arched light and an arched inset fixed window above and enter into:

Entrance hall

Ceiling point, decorative coving, tall ceiling, wooden flooring, papered walls, room thermostat, wall mounted radiator with thermostatic valve, original Victorian decorative plastered archway to stairs leading to first floor, and wooden doors leading to;

Sitting room/ Dining room 3.61m x 3.84m into bay

Tall ceiling, wooden flooring, ceiling point, three sided white double glazed uPVC window overlooking front aspect, decorative coving, painted/papered walls, feature marble fire surround with cast iron arched decorative inset fireplace and Victorian style mosaic quarry tiled hearth, two wall mounted radiators with thermostatic valves, decorative trellis radiator cover;

Living room 3.65m x 4.25m

Tall ceiling, ceiling point, fully fitted carpeted flooring, painted walls, white uPVC double glazed window overlooking the rear aspect, wall mounted radiator with thermostatic valve, open style door leading into kitchen and wooden door leading to basement;

Kitchen 2.71m x 3.31m

A fully fitted kitchen with modern beech coloured base and eye level wall units, granite effect contrasting rolled top work surfaces, complemented with matching upstands. Plumbing is present for a washing machine and dishwasher. Stainless steel one and half bowl sink with swan neck mixer tap, space for free-standing cooker, overhead cooker extractor, Worcester 24cdi combination boiler, space for American style fridge/freezer, ceiling point, ceramic tiled flooring, painted walls, ceramic splash-back tiles, painted wooden shiplap tongue and groove to lower walls and ceiling, painted walls, white uPVC double glazed window overlooking side aspect, door leading to side/rear garden area;

Basement 4.60m x 3.47m

Carpeted stairs with four recessed inset downlights lead down to modern and contemporary converted basement area, In the basement there are twelve recessed inset downlights, white uPVC double glazed inward opening window allowing access to fire escape window to front of property, painted walls, fully fitted carpeted flooring, two large built in storage cupboards, Feature inset alcove fireplace with electric wood-burner style fire.

Carpeted Stairs to first floor:

Carpeted stairs and painted/papered walls lead to first floor landing

1st Floor Landing Area 1.49m x 4.27m

Tall ceiling, fully fitted carpeted flooring, ceiling point, loft hatch with built in ladder allowing access to loft space, and doors leading to:

Front Master Bedroom 4.67m x 3.61m

Ceiling point, tall ceiling, two white uPVC double glazed windows overlooking front aspect, two wall-mounted radiators with thermostatic valves, fully fitted carpeted flooring, painted/papered walls, featured fire surround with Victorian cast iron arched fireplace with quarry tiled hearth.

Rear Bedroom two 3.04m x 2.30m

Ceiling point, tall ceiling, painted/papered walls, fully fitted carpeted flooring, white uPVC double glazed window overlooking rear aspect and garden, wall mounted radiator with thermostatic valve.

Rear Bedroom three 2.75m x 3.36m

Ceiling point, painted/papered walls, fully fitted carpeted flooring, white uPVC double glazed window overlooking side aspect, wall mounted radiator with thermostatic valve

Bathroom 3.02m x 1.89m

Ceiling point, White three piece bathroom suite comprising, a stand-alone ceramic rolled top bath with silver coloured clawed feet with chrome telephone style mixer shower tap, white low level closed coupled WC, white pedestal hand-wash basin, painted walls with contrasting painted wooden dado border and painted wooden panels below, extractor ventilation unit, vinyl flooring, chrome heated towel rail, circular walk-in shower cubicle with shower tray and with chrome mixer shower.

Outside:

Front

Metal gate leads to a paved pathway, block paved frontage small front gravel garden area needing minimum maintenance.

Rear Garden

At the rear of the property is a low maintenance three tiered private garden with dedicated patio seating area, ideal for outside entertaining, steps down to artificial turf lawn area with raised sides for potted shrubs and plants, and in turn leading to further steps, down to a third tier with a stone graveled area driveway allowing access to two off road vehicles. The garden is enclosed by walls and a wooden fencing. There is also outside security lighting at the rear.

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