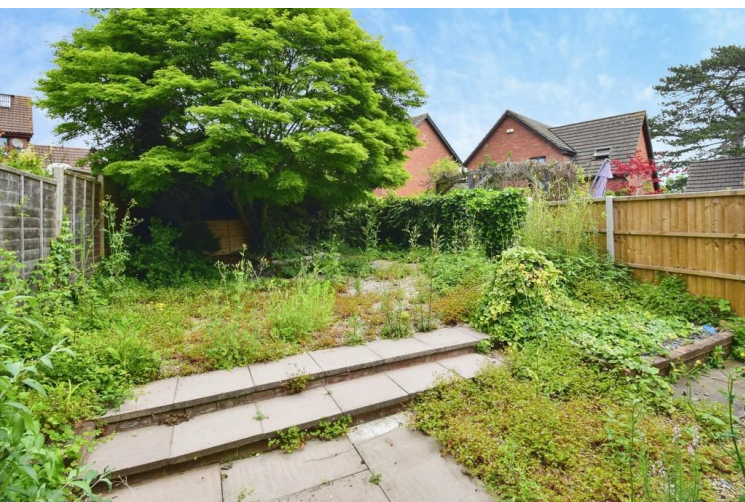


**FOR SALE**



**Essex Close, Powick, WR2 4PX**

**3 Bedrooms, 1 Bathroom, End-terraced House**

**£300,000**

  
**MARTIN&CO**



- Freehold end-terraced home
- Accommodation of approx 1,100sqft
- Garage & driveway parking
- Good sized rear garden
- Wood framed double glazing
- Gas-fired central heating
- Modern 'Worcester' combination boiler
- Council Tax band D
- EPC Rating band C
- Vacant & No Onward Chain
- 

**\*\* VACANT & NO ONWARD CHAIN \*\***

This Freehold end-terraced home is situated within a quiet cul-de-sac in the desirable village of Powick, convenient for commuting to Worcester and the M5 motorway.

Occupying a position set back from the road, this three storey home offers accommodation of approximately 1,100sqft, briefly comprising: hall, lounge; fitted kitchen diner; the first floor has two bedrooms, both with wardrobes; and a family bathroom needing refitting; and a large double attic bedroom on the second floor with storage.

In addition, there is a single garage to the front, which is currently partitioned to create a garage store and an office/store. To the front of the garage there is a tarmac drive providing off-road parking for one car and there is a gravel area between the house and garage which offers potential to be utilised as further off-road parking. To the rear there is a good sized garden and the house has timber framed double glazing and gas-fired central heating, with a modern Worcester combination boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## GROUND FLOOR

HALL 1.31m x 1.03m (4'3" x 3'4")

LOUNGE 4.21m x 4.08m (13'10" x 13'5")

FITTED KITCHEN DINER 5.22m x 2.73m (17'2" x 8'11")

## FIRST FLOOR

BATHROOM 2.70m x 1.93m < 2.80m (8'10" x 6'4" x 9'2")

Room is in need of refurbishment

BEDROOM ONE 3.64m < 4.44m x 2.33 < 3.22m (11'11" < 14'6" x 7'7" < 10'6")

BEDROOM TWO 3.22m x 2.43m < 2.23m (10'6" x 7'11" < 10'7")

LOBBY 1.94m x 1.60m (6'4" x 5'3")

## SECOND FLOOR

ATTIC BEDROOM 4.24m < 5.23m x 4.94m (13'11" < 17'2" x 16'2")

## OUTSIDE

SHORT GARAGE STORE 2.71m x 2.48m (8'11" x 8'1")

OFFICE/STORE 2.77m x 2.64m (9'1" x 8'8")

## PARKING

To the front of the garage there is a tarmac drive providing off-road parking for one car. Between the house and the garage there is a gravelled area that offers potential to be used for further off-road parking.

## GARDEN

The property benefits from a good sized private rear garden.





15 ESSEX CLOSE, WORCESTER, WR2 4PX

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.  
Made with Metropix 62026

## Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE  
T: 01905 619890 • E: [worcester@martinco.com](mailto:worcester@martinco.com)

# 01905 619890

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.