

**FOR SALE**



**Grosvenor Walk, Worcester, WR2 5BJ**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**£239,950**

  
**MARTIN&CO**



- Victorian semi-detached house
- Freehold tenure
- Approx 950sqft
- Street parking only
- 2 double bedrooms
- En suite dressing room
- 2 reception rooms & Cellar
- Fitted kitchen & Shower room
- Council Tax band C
- EPC Rating band D

**\*\* NO ONWARD CHAIN \*\***

This freehold Victorian semi-detached house occupies a good sized plot in a popular residential area within walking distance of the amenities of St Johns. The location is also convenient for the facilities of the City Centre and the M5 motorway.

The house has been modernised in a style sympathetic to the original character of the house, with accommodation of approximately 950sqft (excluding cellar) and comprising: a hall; lounge; dining room; fitted kitchen; rear hall; shower room; landing; two double bedrooms; an en suite dressing room; and a cellar.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

In addition, the property benefits from PVC double glazing, gas-fired central heating and a long private rear garden with a pleasant north westerly aspect. There is no off-road parking.



## GROUND FLOOR

HALL 2.21m x 1.56m (7'3" x 5'1")

LOUNGE 3.77m x 3.39m (12'4" x 11'1")

DINING ROOM 3.77m x 3.35m (12'4" x 11'0")

FITTED KITCHEN 2.74m x 2.29m (9'0" x 7'6")

REAR HALL 2.20m x 0.88m (7'2" x 2'11")

SHOWER ROOM 2.20m x 2.00m (7'2" x 6'7")

## BASEMENT

CELLAR 3.78m x 3.24m (12'5" x 10'7")

## FIRST FLOOR

LANDING 1.56m x 1.48m (5'10" x 4'10")

BEDROOM ONE 3.80m x 3.34m (12'5" x 11'0")

EN SUITE DRESSING ROOM 4.25m x 2.27m (13'11" x 7'5")

BEDROOM TWO 3.78m x 3.38m (12'5" x 11'1")

## OUTSIDE

## PARKING

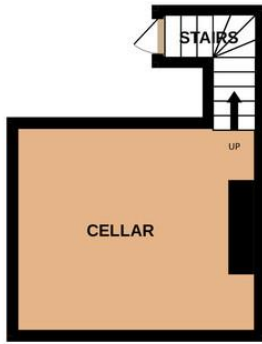
There is no off-road parking at the property.

## GARDENS

There is a small front garden behind a low brick wall. To the rear there is a long private garden with a pleasant north westerly aspect.



BASEMENT



GROUND FLOOR



1ST FLOOR



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.  
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