



# Jacomb Close, Lower Broadheath, Worcester, WR2 6SQ

£275,000

3 1 1



An immaculate three bedroom home in the heart of Lower Broadheath. Upgraded by the current owners and been in the family for generations. This stylish and deceptively spacious property comes with a generous garden and two secure parking spaces. Catchment area for Lower Broadheath Primary School and Chantry High School. Close to two great places to eat and drink, and Lower Broadheath has a community post office/shop. Viewing recommended to really appreciate this home and it's garden.

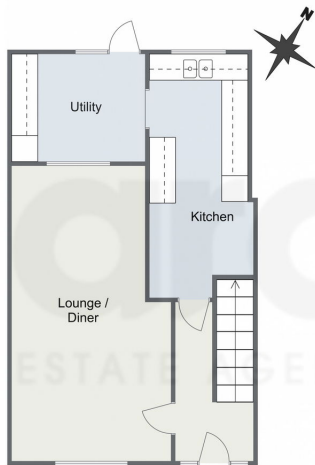
### Full description

Access is via front pathway leading to front door and into entrance hall. The entrance hall provides a straight flight of stairs to first floor and doors providing access to all ground floor accommodation. Open plan lounge diner with window to front aspect. Light grey modern kitchen with base and eye level work units and black roll top work surface. Built in eye level double oven, fridge and dishwasher. All bosh appliances. Window overlooking garden and kitchen leads into utility area. There is also space for a two seater sofa in the kitchen. The utility area has space for fridge freezer, has a work top and space for washing machine. Window and door to rear aspect. You could switch the utility area to a breakfast room and move the washing machine to where the sofa is currently. To the first floor are three bedrooms and family bathroom. The property benefits from gas central heating, double glazing and the boiler is 10 years old. The garden is bigger than the original plot size as additional land was purchased by the owners parents some time ago. This creates a great garden with a large shed and metal 5 bar gate which leads out to the two secure parking spaces. The garden is mainly laid to lawn with slabbed pathway leading you to the gate. Gravelled area to the top of the garden which houses shed. The garden is secured by panelled fencing which is lined with deep shrub and tree borders. Eternal power point and lighting.

Lower Broadheath has everything within close proximity. Good schools, two public houses, church and village hall. The property falls within catchment for the well renowned Chantry High School nearby in Martley. There is good access to Worcester City centre where there are extensive leisure and shopping facilities. Worcester train station has services to London and by road the M5 offers good



Jacomb Close, Lower Broadheath, Worcester  
Ground Floor



Total Area Approx  
93.4 Sq M  
1005.4 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

