





Vincent Road, Worcester, WR5 1AY

£215,000

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**This delightful two-bedroom Victorian terrace home, combines characterful charm with a contemporary finish. Neutrally decorated throughout, this property is move in ready and is perfect for those looking to be within walking distance of both Foregate Street & Shrub Hill train stations, as well as Worcester city centre.**

The entrance opens into a welcoming lounge, a bright area perfect for relaxation with a gorgeous bay window. A convenient storage cupboard is located under the stairs for additional space. Flowing from the lounge is the dining room, providing an ideal space for entertaining or family gatherings. The French doors open out to the garden. Beyond the dining room is a modern kitchen, featuring a range of wall and base units and built in appliances. The appliances include fridge freezer, dual oven, modern extractor fan, induction hob, combi washer dryer and dishwasher. There is easy access to the rear garden from the rear of the kitchen.

Upstairs, you'll find two bedrooms and the family bathroom. The main bedroom overlooks the front of the property whilst bedroom two, overlooks the rear garden. The first floor is completed by a well-appointed family bathroom, featuring a bath with overhead shower, w/c and sink, as well as a handy cupboard housing the boiler, for convenient access. The bathroom has a modern finish and its neutral décor is in keeping with the rest of the property.

Outside, the rear garden features a charming courtyard area which is perfect for enjoying warmer days. The rest of the garden is laid to decorative pebbles for easy maintenance and there is a shed at the bottom of the garden, for additional storage.

**Location:** The terrace houses on Vincent Road encourage a pleasant community feel. Neighbours know each other by name and often help one another out. This is a great location, perfectly situated for city living, in easy walking distance of Worcester City Centre. The location is convenient for all local amenities, including some great bars and restaurants, making it an excellent choice for those who enjoy dining out and socializing. The property is also near lovely canal walks, offering a peaceful escape from the hustle and bustle of city life. The property is close to Fort Royal Park, providing a lovely green space for relaxation and recreation. It also has easy access to





Vincent Road, Worcester

Ground Floor



First Floor



Total Area Approx  
72.9 Sq M  
784.7 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.

- Two Reception Rooms
- Modern Family Bathroom
- Victorian Terrace
- Neutrally Decorated
- Close to City Centre
- French Doors to Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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.

