



Hopton Street, Worcester, WR2 5LH

£240,000

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This delightful mid-terrace property on Hopton Street, Worcester, offers a fantastic opportunity for first-time buyers or young families looking to settle into a welcoming home. Benefitting from three bedrooms, a study, two reception rooms, a new kitchen and carpets throughout, as well as a garden room. Situated in the popular area of St Johns, we highly recommend a viewing.

The ground floor greets you with a spacious lounge, filled with natural light thanks to the bay window, creating an inviting atmosphere perfect for relaxing or entertaining. Beyond the lounge, you'll find a dining room, ideal for family meals or social gatherings. The modern kitchen, located at the rear, is thoughtfully designed and provides access to the rear garden.

The first floor features two versatile bedrooms and a study. This floor also boasts a well-appointed family bathroom, complete with a bath and overhead shower for added convenience. On the second floor, an additional bedroom provides a private retreat, perfect for older children or guests. This extra space ensures the property can adapt to a growing family's needs.

Outside, the garden features a right of way across the adjoining properties, perfect for access for bins. There is a patio area for outside dining and the rest of the garden is laid to astro for easy maintenance. The garden also features a home office space complete with power.

Location: Hopton Street is located in the St John's area, known for its residential character and proximity to key local amenities. The neighbourhood offers easy access to several schools, such as Pitmaston Primary and Christopher Whitehead Language College, which are within walking distance. For daily needs, St John's local shops, supermarkets, and eateries are nearby, while the city centre of Worcester is about a mile away, offering more extensive shopping, dining, and entertainment options. Additionally, the area is well-connected by public transport, with regular bus services into the city.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject

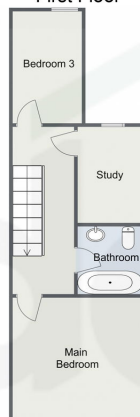


Hopton Street, Worcester

Ground Floor



First Floor



Second Floor



Total Area Approx
95.3 Sq M
1025.8 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.

• Period Property

• Three Bedrooms & Study

• New K



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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