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# 276 BATH ROAD

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WORCESTER, WR5 3ET

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## SITUATION

The property is located in a sought after area within the Cathedral City of Worcester. The property is located a short distance away from the city centre offering an extensive range of amenities including high street and independent shops, bars and diverse eateries.

The property falls into a popular school catchment, with both Primary and Secondary options, whilst also being well placed for access to RGS and the Kings School Worcester. Worcester Stations offer a direct rail link to both Birmingham and London and there is good M5 motorway access via junction 7 at Whittington.

## DESCRIPTION

Offering no onward chain, 276 Bath Road has been in the same ownership for 61 years.

The dormer style bungalow offers a complete blank canvas with excellent scope for either refurbishment and renovation or redevelopment in some form of the site as a whole (subject to the necessary consents).

The property currently offers a kitchen, sitting room, snug, conservatory and four bedrooms with an internal garage/workshop extending in all to over 2200 square feet. There is also a series of cellar rooms.

Outside, the property benefits from a detached garage together with detached stable block, once again offering scope for redevelopment with the possibility of annexed accommodation (subject to the necessary consents). The property enjoys a generous plot extending to approximately 0.45 acres in all, with mature lawned gardens to the rear and ample parking to the front. The property is bound by mature hedging and trees providing a private feel.

## SERVICES

Mains electric, water, gas and drainage. None of the services, appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

## TENURE

The property is freehold and vacant possession will be available on completion.

## FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

## BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors, nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

## LOCAL AUTHORITY

Worcester City Council: 01905 722233.

## VIEWING

Strictly by appointment via the Sole Agents on 01905 672 072.



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>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PLEASE NOTE:** Lovatt & Nott Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Nott has any authority to make or give representation or warranty on any property. Photos taken October 2023

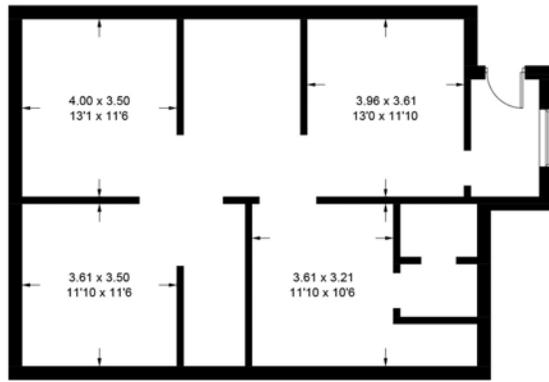
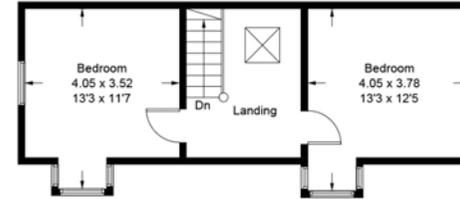
# 276 Bath Road, Worcester

Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft

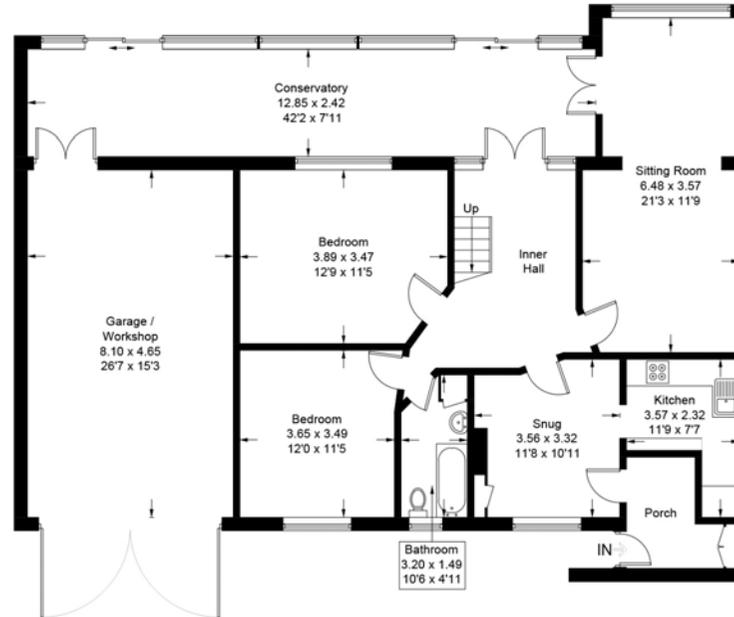
Cellar = 83.8 sq m / 902 sq ft

Outbuildings = 46.9 sq m / 505 sq ft

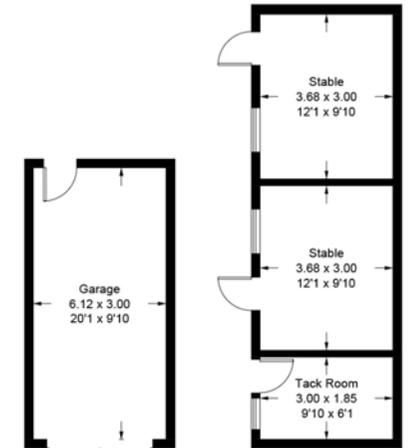
Total = 341.6 sq m / 3677 sq ft



Cellar



Ground Floor



(Not Shown In Actual Location / Orientation)

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This plan is for guidance only and must not be relied upon as a statement of fact.