



# Portsmouth Close, Worcester, WR5 1RX

£200,000

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Step into this charming end-of-terrace property located in a peaceful cul-de-sac in the heart of Worcester. Whether you're a first-time buyer or an investor, this property is a perfect choice.

Approaching the property you are greeted by a quaint porch that offers a sheltered entrance and a useful outside storage cupboard. Stepping inside, you'll find a welcoming hallway providing access to the kitchen, downstairs w/c, and the lounge. The kitchen is neutrally decorated, creating a versatile space that has space to accommodate modern appliances such as an oven, fridge freezer, and washing machine. The sink area overlooks the rear garden, offering lovely views while you go about daily tasks.

The lounge is thoughtfully designed to create a cozy atmosphere ideal for relaxation. Large windows flood the room with natural light, enhancing its inviting appeal. Adding to the allure of this home is a conservatory, bathed in natural light, providing a serene space to unwind and enjoy the scenic views of the rear garden. Convenient access from the conservatory to the garden makes it perfect for indoor-outdoor living.

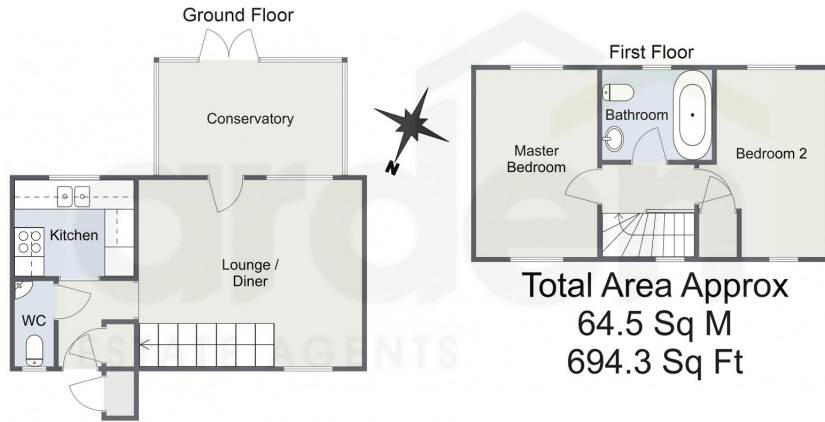
Upstairs you will find two spacious double bedrooms, both benefitting from the rare feature of dual aspect windows, which fill the rooms with light and offer views from multiple angles. These bedrooms provide comfort and privacy for restful nights. The family bathroom, conveniently located between the bedrooms, is equipped with a sink, w/c, and a bath with a shower overhead.

Venture outside to discover a private rear garden, perfect for al fresco dining, gardening, or simply soaking up the sunshine. The garden also features convenient side access leading to the front of the property. Completing this delightful home are two allocated parking spaces, providing added convenience for you and your guests.

**Location:** This property is ideally situated near popular local schools and offers excellent access to the M5 motorway, ensuring convenient travel. It is also close to Worcester Royal Hospital, providing peace of mind for healthcare needs. For nature enthusiasts, the nearby Perry Wood Local Nature Reserve and



Portsmouth Close, Worcester



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.

- Side Access
- Downstairs W/C
- Two Allocated Parking Spaces
- Conservatory
- WR5 Location
- Two Double Bedrooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.

