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**Parkinson Wright**  
**Estate Agents**



## Boughton Close, Worcester, WR2 5ED

Price Guide £250,000

- Semi Detached Property
- Two Reception Rooms
- Detached Garage
- Extensive Gardens
- EARLY VIEWING ESSENTIAL
- Cul-De-Sac Location
- Three Bedrooms
- Off Road Parking
- Corner Plot



# 16 Boughton Close, Worcester WR2 5ED

An exciting opportunity to acquire this three bedroom semi detached property, situated on a generous size plot with an extensive garden offering huge potential to extend. EXCELLENT RENOVATION POTENTIAL COMPLETE MODERNISATION REQUIRED. NO CHAIN.



3



1



2



F

Council Tax Band: C





## LOCATION AND DESCRIPTION

Situated in a cul-de-sac in a superb and convenient location within St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. Access is via a UPVC front door opening into :-

### RECEPTION HALL

Ceiling light, electric wall heater, stairs to the first floor and doors to:-

### LOUNGE

13'10 (max) x 13'5

A light and airy spacious reception room with ceiling light, front, side and rear facing double glazed windows, electric wall heater and a fireplace with tiled hearth, wooden mantle over with electric fire inset.

### DINING ROOM

10'8 x 10'5 (max)

Ceiling light, front facing double glazed window, original fitted cupboards, tiled fireplace with hearth, mantle over and gas fire inset, door to:-

### KITCHEN

Ceiling strip light, two rear facing double glazed windows, electric heater and door giving access to the garden.

### DOWNSTAIRS W.C.

6'0 x 4'5

Ceiling light, rear facing opaque double glazed window and low level W.C.

### LANDING

Ceiling light, loft access, storage cupboard and doors to:-

### BEDROOM ONE

13'8 x 10'8

A good size principal bedroom with ceiling light, front and side facing double glazed windows, fireplace and electric wall heater.

### BEDROOM TWO

9'9 x 9'4

Another double bedroom with ceiling light, front facing double glazed window, electric wall heater and two built in cupboards.

### BEDROOM THREE

10'4 x 6'0

Ceiling light and rear facing double glazed window.

### BATHROOM

6'0 x 5'2

Ceiling light, front facing opaque double glazed window, bath with shower over and low level W.C.

### OUTSIDE

To the front of the property is a lawned foregarden, a concrete driveway offers off road parking and leads to the garage and the rear of the property.

To the rear of the property an extensive lawned garden offering an open aspect and space for extension or potential development (subject to P.P.)

### DETACHED DOUBLE GARAGE

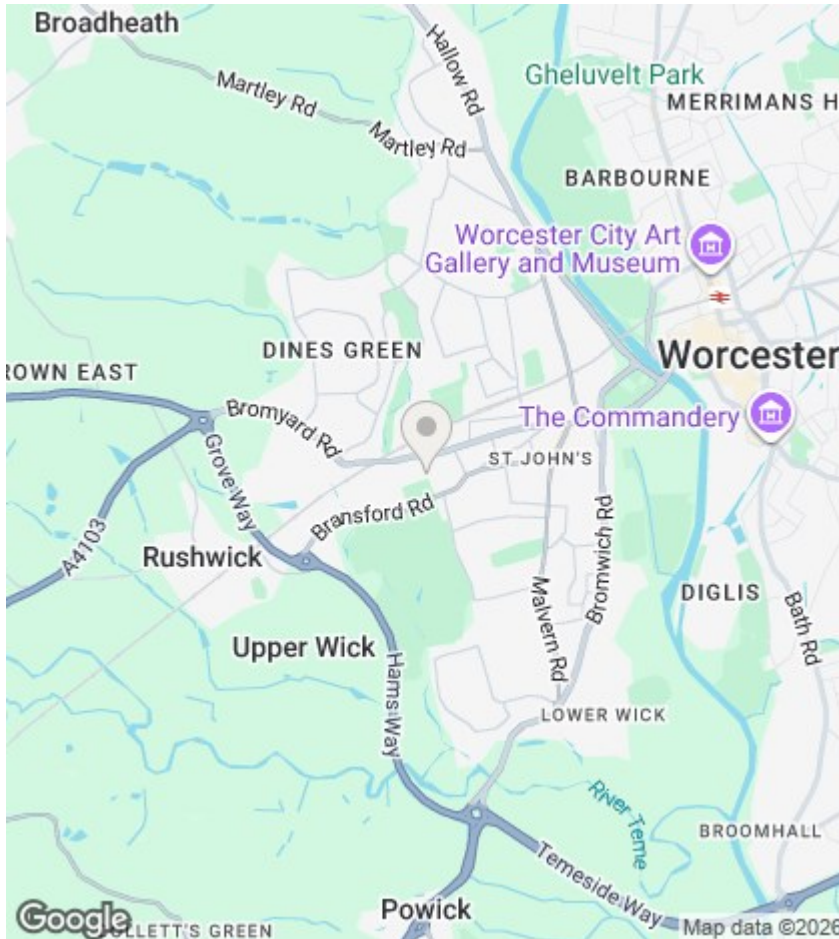
19'2 x 9'8

With double wooden doors, light and power.

### SERVICES

We believe all services are connected to the property but have not been checked or verified by the agent.





## Viewings

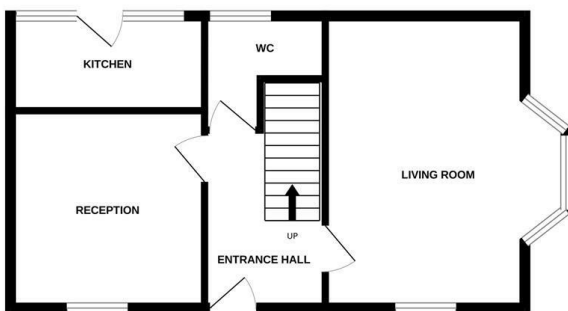
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: F

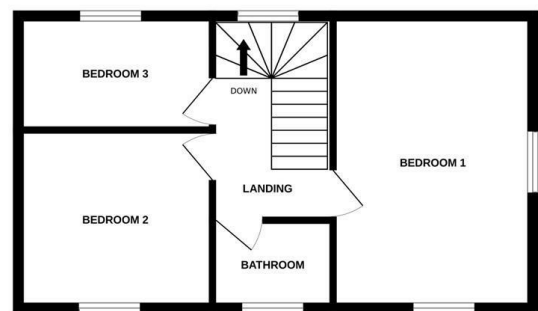
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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