



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



## Sanctuary Close, Worcester, WR2 5PY

Offers Over £220,000

- End Terrace
- Modern Kitchen and Bathroom
- Gas Central Heating
- Off Road Parking Space
- Two Bedrooms
- Enclosed Rear Garden
- Double Glazing
- Sought After Location

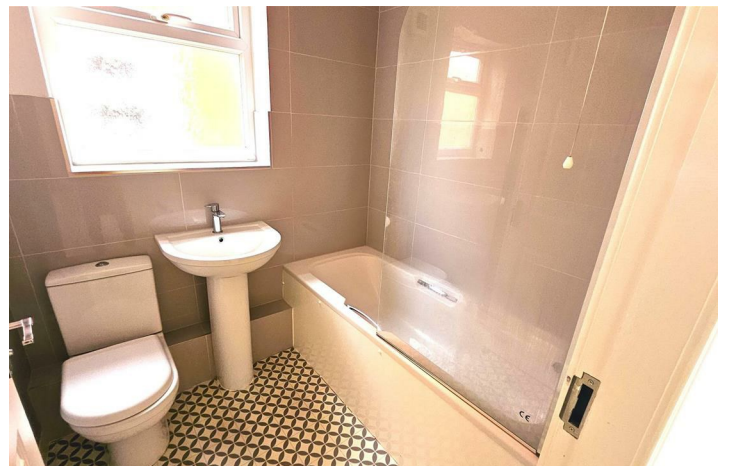


# 65 Sanctuary Close, Worcester WR2 5PY

A modern two bedroomed end terraced property situated in an extremely popular and convenient location close to the city centre. PERFECT FIRST TIME PURCHASE OR INVESTMENT. NO ONWARD CHAIN. EPC - D



Council Tax Band: B



## LOCATION & DESCRIPTION

Situated in an extremely popular and convenient location within the desirable area of 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. The property is a modern two bedroomed end of terrace house entered via a uPVC door into:

## PORCH

Brick built handy porch area giving access to the main property via a hardwood entrance door.

## LIVING ROOM

15'3" max x 12'0" max into stairs

A good sized living space with pendant light to ceiling, two radiators and a front facing uPVC double glazed window. Stairs to first floor and door to;

## KITCHEN

12'0" x 8'9"

Being a modern style kitchen with ceiling light fitting, rear facing uPVC double glazed window and a uPVC half glazed door leading to the rear garden. The fitted kitchen comprises base, drawer and wall units finished in a neutral colour with work surfacing over and brick style tiled splashbacks with single bowl stainless steel sink, mixer taps and matching drainer. Space for full height fridge freezer and additional appliance spaces with plumbing along with a wall mounted Valliant combination gas boiler housed in a matching kitchen wall unit. The kitchen further benefits from a built in double Zanussi oven, matching four ring gas hob and a Bosch stainless steel chimney style extractor above.

## STAIRS AND LANDING

With ceiling light and access to boarded loft space with ladder and light. Doors radiating to:

## BEDROOM ONE

12'0" x 9'11"

Pendant light to ceiling, radiator and rear facing uPVC double glazed window complete this good sized principal bedroom.

## BATHROOM

6'3" x 5'5"

A fully fitted modern bathroom being tiled to full height with gloss finished tiles and consisting of close coupled WC, pedestal basin with chrome taps and bath with mixer shower over. Ceiling light fitting, chrome ladder style towel rail and side facing uPVC double glazed window with obscure glass.

## BEDROOM TWO

7'7" max x 12'0" max

An ample sized second bedroom with pendant ceiling light, radiator and two front facing uPVC double glazed windows. This room further benefits from a built in over stairs cupboard having shelves and a clothes rail.

## OUTSIDE

To the front of the property there is a path leading to the Porch door from the pavement. This home has the added benefit of an off road parking space. There is access to the rear garden from the front of the property via a gated alleyway.

To the rear of the property is a private landscaped garden enclosed with fencing and brick walls, having patio and gravel areas interspersed with shrubbery. A useful wooden shed further compliments the garden.

## SERVICES

We are advised that all mains services are connected.





## Viewings

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

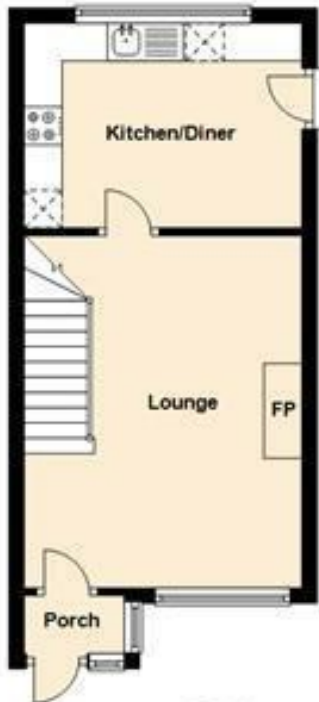
EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

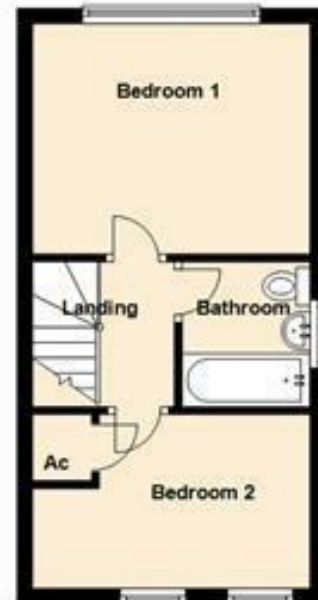
### Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 55.7 sq. metres (599.4 sq. feet)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.