



QualitySolicitors
Parkinson Wright
Estate Agents



Sandpiper Close, Worcester, WR5 3SF

Price Guide £200,000

- Sought After Location
- Gas Central Heating and Double glazing
- Ideal Investment Opportunity
- VIEWING ESSENTIAL
- Two Bedrooms
- Parking and Garden
- Perfect First Time Purchase
- NO ONWARD CHAIN

5 Sandpiper Close, Worcester WR5 3SF

An opportunity to acquire a two bedroom end terraced property with garden and parking situated in this popular area within St Peters. EARLY VIEWING ESSENTIAL. SCOPE FOR MODERNISATION, IDEAL INVESTMENT OR FIRST HOME. EPC - C.



Council Tax Band: B



LOCATION & DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Peters which has excellent access to the M5 and Worcester city centre. There are a variety of amenities locally including supermarkets, well regarded local schools and leisure facilities. The property is accessed via a uPVC double glazed door into;

HALLWAY

Having light fitting, radiator, stairs to first floor and glazed door to:

LIVING ROOM

16'9" x 11'10" max

A good sized living area having ceiling light, two radiators, gas fire and front facing uPVC double glazed window. Door to:

KITCHEN

11'8" x 7'10"

A bright kitchen having a range of base, drawer and wall units with worktops over, appliance spaces and plumbing, inset four ring gas hob, single bowl stainless steel sink with taps and a wall mounted Worcester combination boiler. A further worktop area and wall mounted units create a breakfast bar and further cupboard space. Ceiling light fitting and radiator, rear facing uPVC double glazed window looking to garden and half glazed uPVC door leading outside.

STAIRS AND LANDING

Having access to loft, ceiling light and doors radiating to:

BATHROOM

7'11" x 4'9"

A fairly newly fitted suite comprising low level WC, bath with Mira electric shower over, basin and pedestal with taps, shaver light and socket, ceiling light fitting, chrome ladder style heated towel rail and tiles to half height reaching to full height around shower area. Rear facing obscure glazed uPVC double glazed window.

BEDROOM TWO

10'9" to cupboard x 6'10"

A second bedroom with ceiling light, radiator and rear facing uPVC double glazed window. This room also benefits from a larger than average built in cupboard with clothes rail.

BEDROOM ONE

13'10" max to door x 11'10" max into recess

A good sized principal bedroom with ceiling light,

radiator and front facing uPVC double glazed window looking over garden.

OUTSIDE

To the front of the property is a block paved driveway providing parking which in turn gives access to the entrance door, there is an additional parking space to the side of the property.

To the rear of the property is an enclosed garden with block paved areas with borders to either side, the garden is bordered by fencing with a gate giving access from the side, creating a secure outside area.

SERVICES

We believe all mains services to be connected.



Viewings

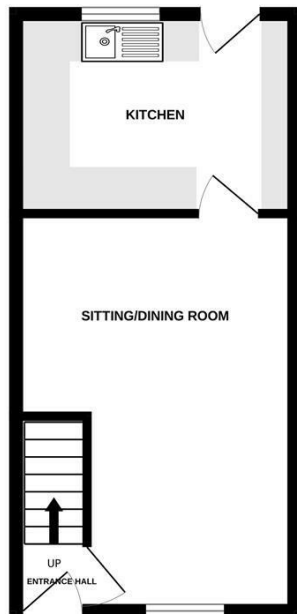
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

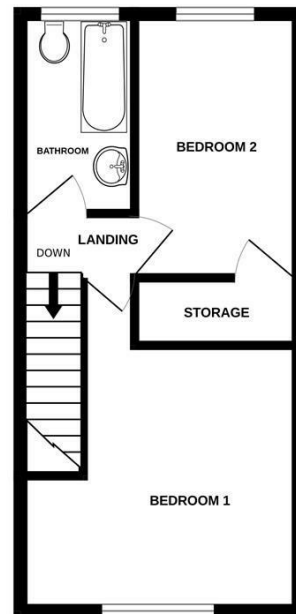
Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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