



QualitySolicitors
Parkinson Wright
Estate Agents



Exbury Place, St. Peters, Worcester, WR5 3TP

Price Guide £150,000

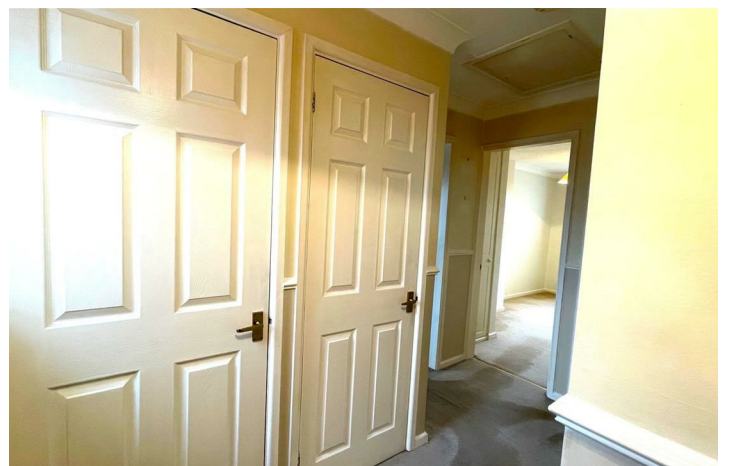
- First Floor Apartment
- Kitchen
- Bathroom
- EARLY VIEWING ESSENTIAL
- Spacious Lounge
- Two Bedrooms
- Allocated Parking For Two Cars

3 Exbury Place, Worcester WR5 3TP

A rare opportunity to acquire this two bedroom first floor apartment situated in a convenient location close to shops, city centre and M5 motorway. TWO ALLOCATED PARKING SPACES. NO CHAIN. EPC - C.



Council Tax Band: B



LOCATION AND 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 within easy access to a bus route. Access is via a communal entrance door with stairs leading to the first floor. The communal entrance only serves two apartments. A solid wooden door with wall light opens into:-

RECEPTION HALL

An L-shaped hallway with ceiling light, side facing double glazed window, radiator, two useful storage cupboards, one housing a wall mounted 'Worcester' boiler and doors to:-

LOUNGE

13'2 x 9'11

A light and airy reception room with ceiling light, rear facing double glazed window, radiator and fireplace with mantle over. Door to:-

KITCHEN

10'6 x 5'10

Ceiling strip light and front facing double glazed window allowing plenty of natural light. There are a range of wall, base and drawer units, roll top work surface over, tiling to walls, sink with matching drainer. Appliances included are free standing electric cooker, fridge/freezer and washing machine.

BEDROOM ONE

13'11 (max) x 8'8

Ceiling light, front facing double glazed window, radiator and built in wardrobe.

BEDROOM TWO

13'10 x 6'8 (both max)

Ceiling light, front facing double glazed window, radiator and useful built in wardrobe.

BATHROOM

6'7 x 5'5

Ceiling light and side facing opaque single glazed window. There is a three piece coloured suite consisting of bath with shower attachment, wash hand basin with pedestal and low level W.C.

OUTSIDE

To the front of the property are two allocated parking spaces. A pathway leads to a communal front entrance door.

SERVICES

All mains services are contacted but have not been checked.

TENURE

The property is offered on a leasehold basis with a 999 year lease from 1990.

There is a residents management company
Further enquiries to the agent



Viewings

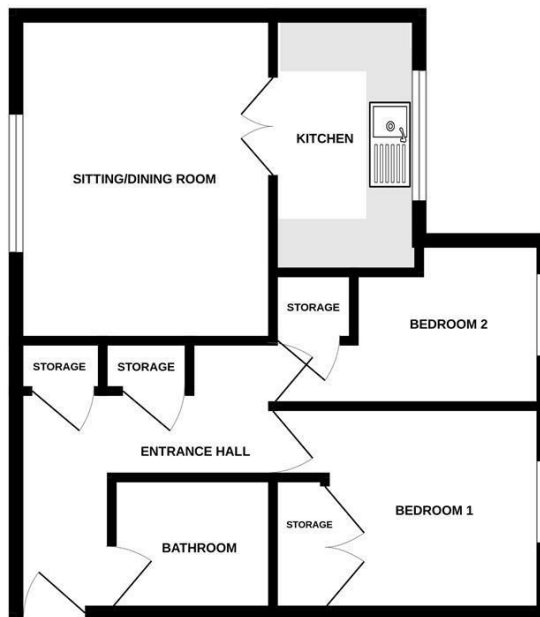
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 470 sq.ft. (43.7 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 misstatement. 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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