



20 South Croft, St. John's, Worcester. WR2 4JU

£240,000

3 1 1



The property is a three bedroom semi detached house inviting some updating and potential to extend (if required), situated in a quiet cul-de-sac location within a highly popular area to the West of Worcester.

Accommodation briefly comprising: Entrance Hall, Kitchen/Diner, Living Room, three Bedrooms and Bathroom.

Outside: To the front is a driveway with detached Garage. To the rear is an enclosed rear garden.

LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities, a very popular school catchment and is also within walking distance to the city centre.

Kitchen/Diner - 7.19m x 2.36m (23'7" x 7'9" max 5'4" min)

Living Room - 4.5m x 3.25m (14'9" x 10'8" max 8'4" min)

Bedroom 1 - 3.56m x 2.84m (11'8" x 9'4")

Bedroom 2 - 3.43m x 2.36m (11'3" x 7'9")

Bedroom 3 - 2.54m x 2.21m (8'4" x 7'3")

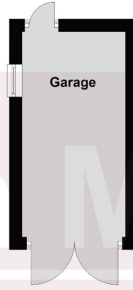
Bathroom - 1.96m x 1.65m (6'5" x 5'5")

Garage - 5.16m x 2.54m (16'11" x 8'4")

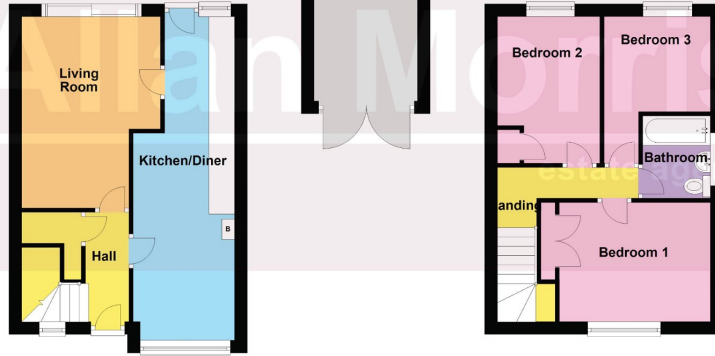




Ground Floor
Approx. 49.1 sq. metres (528.6 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- No Onward Chain
- 3 Bedrooms
- Living Room
- Driveway & Garage
- Council Tax Band: C
- Semi detached family home
- Kitchen/Diner
- Scope for modernisation
- Private garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	