



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

15 Laslett Street, Worcester. WR3 8JS

Offers In Region Of £235,000

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A very well presented and deceptively spacious two bedroom end of terrace property, situated within easy reach of Worcester City with off road parking and a pleasant courtyard style garden.

Accommodation briefly comprising: Entrance Hall, Sitting Room with bay window to the front elevation, Dining Room, Kitchen/Breakfast Room and Utility off. To the first floor: Two good size double Bedrooms and a larger than average Bathroom with separate walk-in shower.

Outside: Off road parking, which in turn leads to a pleasant courtyard style rear garden.

LOCATION: The property is within easy reach of local amenities and schooling together with access to Worcester City and major transport links.

Sitting Room - 4.66m to bay x 4.3m (15'3" x 14'1")

Dining Room - 4.2m x 3.7m (13'9" x 12'1")

Kitchen/Breakfast Room - 3.7m x 2.8m (12'1" x 9'2")

Utility Room - 1.9m x 1.8m (6'2" x 5'10")

Bedroom 1 - 4.3m x 3.7m (14'1" x 12'1")

Bedroom 2: - 3.7m x 3.2m (12'1" x 10'5")

Bathroom - 3.7m x 2.7m (12'1" x 8'10")





- No Upward Chain
- 2 bedroom end of terrace property
- Deceptively spacious rooms
- Off road parking via driveway
- Easy access to Worcester City & amenities
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	