



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

61 Lower Chestnut Street, Worcester, WR1 1PD

£245,000

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A beautifully presented and recently re-carpeted extended two bedroom period property, situated in this convenient location within walking distance of Worcester City centre, Worcester Foregate Street Station.

Accommodation comprising: Living Room, Kitchen, Dining Room. To the first floor: Bedroom 1 and Bathroom. To the second floor: Further Bedroom.

Outside: The property benefits from a low maintenance paved foregarden and to the rear is a landscaped garden with multiple patio areas and a decked area to the rear with a useful shed.

Kitchen - 3.61m x 2.73m (11'10" x 8'11")

Dining Room - 3.42m x 2.96m (11'2" x 9'8")

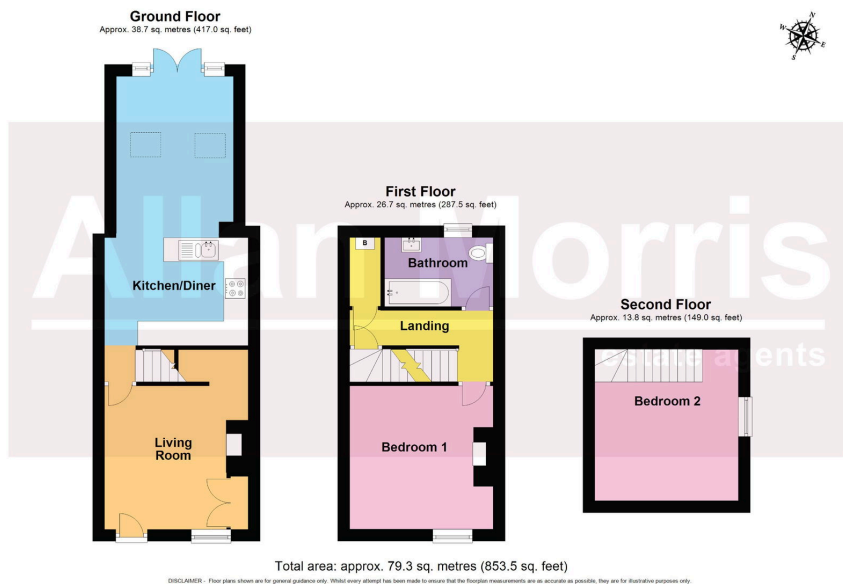
Living Room - 4.56m x 3.64m (14'11" x 11'11")

Bedroom 1 - 3.76m x 3.55m (12'4" x 11'7")

Bedroom 2 - 3.66m x 3.66m (12'0" x 12'0")

Bathroom - 2.75m x 1.84m (9'0" x 6'0")





- No Onward Chain
- 2 Bedrooms
- Re-carpeted throughout
- City centre location
- Extended end terraced property
- Bathroom
- Landscaped garden
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	