



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

82 Orchard Street, Worcester. WR5 3DY

£180,000

3 1 1



A traditional period property offering much potential, in need of full renovation throughout, situated in a sought after location with garden to the rear.

Accommodation briefly comprising: Entrance into Sitting Room, 2nd Reception/Dining Room, Kitchen, downstairs Shower Room and Cellar. To the first floor: Three Bedrooms.

Outside: To the front is a small foregarden and to the rear is a garden in need of work with delapidated shed to the far end.

Living Room - 3.5m x 3.2m (11'5" x 10'5")

Dining Room - 4m x 3.8m (13'1" x 12'5")

Kitchen - 2.4m x 2.4m (7'10" x 7'10")

Cellar - 4m x 3.4m (13'1" x 11'1")

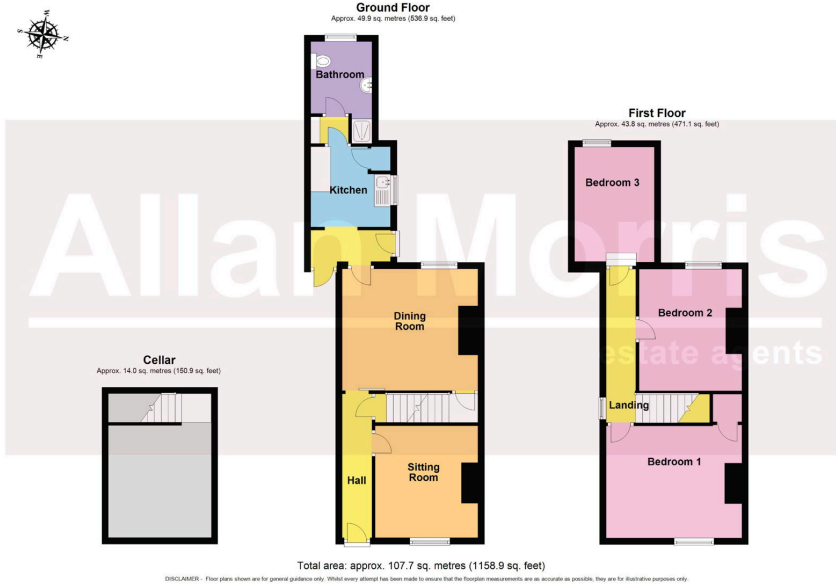
Shower Room - 2.9m x 1.8m (9'6" x 5'10")

Bedroom 1 - 4.2m x 3.5m (13'9" x 11'5")

Bedroom 2 - 3.9m x 3.2m (12'9" x 10'5")

Bedroom 3 - 3.5m x 2.5m (11'5" x 8'2")





- 3 bedroom semi detached period property
- In need of complete renovation
- Sought after area
- No Onward Chain
- Huge potential & flexibility
- Downstairs Shower Room
- Within easy reach of Worcester City & schooling
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	