



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

6 Phippen Field, Worcester. WR4 0LP

Offers In Region Of £245,000

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An immaculately presented larger than average two bedroom end terrace property, situated within this sought after location, offering easy access to local schooling, amenities, Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall, open-plan Sitting Room/Dining Area with stairs to first floor and Kitchen to the rear with doorway giving access to rear garden. On the first floor: Two Bedrooms and Family Bathroom.

Outside: To the front is ample off road parking, with larger than average driveway and initial storage. The rear of the property is of particular note and also has a large well maintained garden, which is not overlooked to the rear.

LOCATION:

The property is situated within easy reach of local schooling and amenities, together with access to the motorway and major transport links.

Sitting Room / Dining Area: - 5.26m x 3.73m (17'3" x 12'3")

Kitchen: - 3.73m x 2.29m (12'3" x 7'6")

Bedroom 1: - 3.73m x 3.07m (12'3" x 10'1")

Bedroom 2: - 3.73m x 2.29m (12'3" x 7'6")

Bathroom: - 2.06m x 1.5m (6'9" x 4'11")





Ground Floor
Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor
Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 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.

- End of terrace property
- Ample parking to the front
- Larger than average rear garden
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(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	