



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

15 Sandpiper Close, St. Peter's, Worcester. WR5 3SF

Offers In Region Of £215,000

🛏 2 🍳 1 🛋 1



A two bedroom end terrace property with no upward chain, situated within this sought after area.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, open-plan Sitting Room/Dining Area with doors to the garden, fitted Kitchen. On the first floor: Two Bedrooms and Bathroom.

Outside: There is ample parking under a covered Carport and further parking to the side (which we believe also goes with the property). To the rear is a larger than average garden, offering further scope to extend (if required and subject to Planning).

LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.

Sitting Room / Dining Area: - 5.11m x 3.58m (16'9" x 11'9")

Kitchen: - 2.39m x 2.36m (7'10" x 7'9")

Bedroom 1: - 3.66m x 3.58m (12'0" x 11'9")

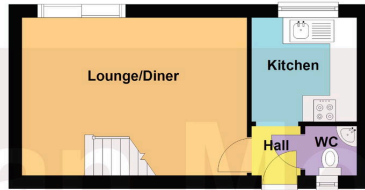
Bedroom 2: - 3.84m x 2.08m (12'7" x 6'10")

Bathroom: - 2.41m x 1.42m (7'11" x 4'8")

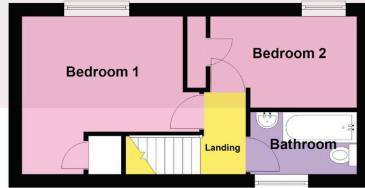




Ground Floor
Approx. 27.3 sq. metres (293.3 sq. feet)



First Floor
Approx. 27.3 sq. metres (293.3 sq. feet)



Total area: approx. 54.5 sq. metres (586.6 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
- 2 Bedroom end terrace house
- Good size Sitting Room/ Dining Area
- Amenities close by
- Larger than average rear garden
- Parking

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	