



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



28 Knight Street, Worcester. WR2 5DF

£265,000

3 2 2



A deceptively spacious three double bedroom terraced property, situated within the popular St. John's area of Worcester, benefiting from off road parking.

Accommodation comprising: Living Room, re-fitted Kitchen/Diner, Utility Room, downstairs Shower Room and stairs down to Cellar. To the first floor: Three double Bedrooms and a further Shower Room.

Outside: To the front of the property is off road parking for one vehicle alongside an electric charging point. There is a side passageway giving access to the rear of property. The rear garden is of a good size laid to patio and with lawned area and fenced borders.

#### LOCATION:

The property is situated in St. John's offering easy access to local amenities, local primary and secondary schooling as well as easy access into Worcester City centre and out towards Herefordshire.

**Sitting Room** - 3.73m x 3.73m (12'2" x 12'2")

**Kitchen/Diner** - 3.75m x 3.71m (12'3" x 12'2")

**Utility Room** - 2.42m x 2.16m (7'11" x 7'1")

**Bedroom 1** - 3.74m x 3.18m (12'3" x 10'5")

**Bedroom 2** - 3.71m x 2.73m (12'2" x 8'11")

**Bedroom 3** - 3.89m x 2.14m (12'9" x 7'0")

**Bathroom** - 3.7m x 1.49m (12'1" x 4'10")

**Shower Room** - 2.13m x 1.59m (6'11" x 5'2")

**Cellar** - 3.74m x 3.47m (12'3" x 11'4")







- 3 double Bedrooms
- 2 Shower rooms
- Spacious accommodation
- Potential to extend into the loft (subject to planning)
- Off road parking space
- Good size garden
- Cellar
- Popular St. John's location
- Council Tax Band B

