



36 Lower Chestnut Street, Worcester. WR1 1PD

Guide Price £160,000

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A period mid terraced two bedroom home, with well proportioned accommodation, offering great scope for improvement. Situated within this popular and sought after residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Lounge, Dining Room, Kitchen, two double Bedrooms and Bathroom.

Outside: To the rear of the property is an enclosed private predominantly lawned garden, with wood garden shed and rear pedestrian access. Private southerly rear aspect.

**Lounge:** - 3.56m x 3.15m (11'8" x 10'4")

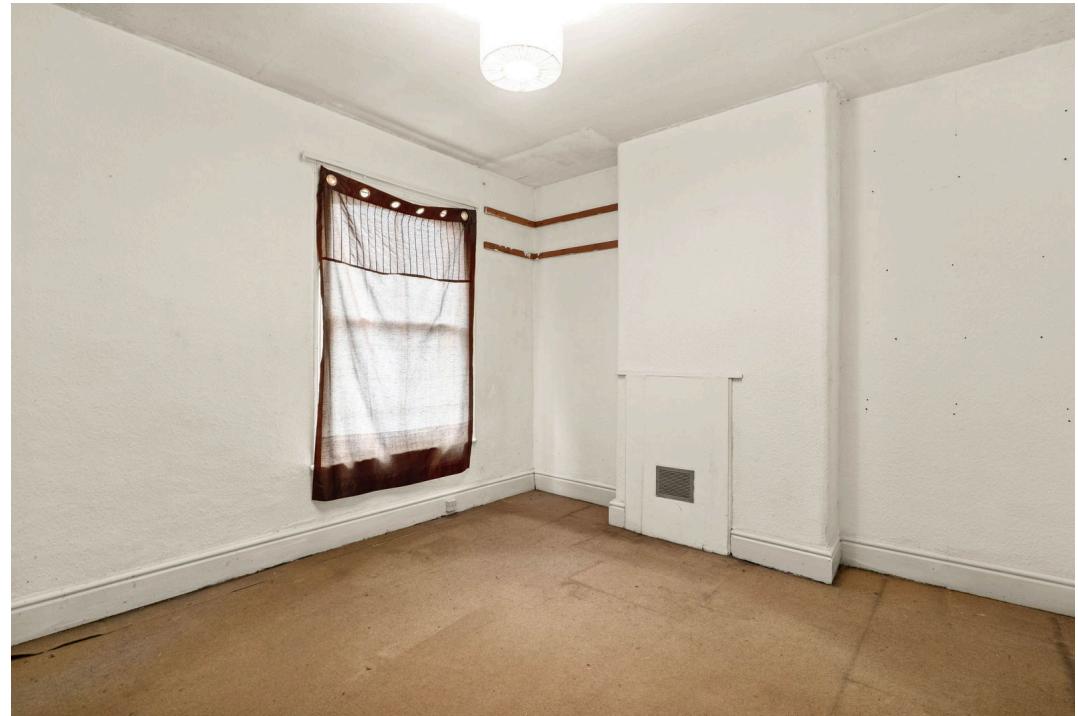
**Dining Room:** - 3.56m x 3.43m (11'8" x 11'3")

**Kitchen:** - 3.33m x 3.25m (10'11" x 10'8")

**Bedroom 1:** - 3.56m x 3.43m (11'8" x 11'3")

**Bedroom 2:** - 3.56m x 3.15m (11'8" x 10'4")

**Bathroom:** - 3.25m x 1.8m (10'8" x 5'11")





Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



**Allan Morris**  
the agents

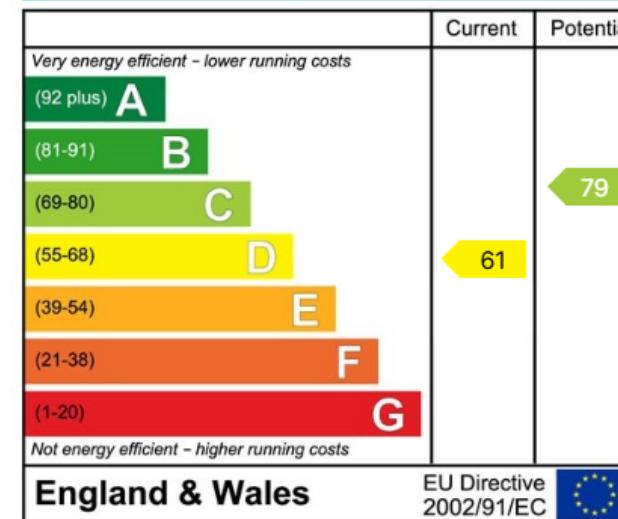
Total area: approx. 71.6 sq. metres (770.5 sq. feet)

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
- Gas central heating
- Convenient central location
- Private rear garden
- Southerly rear aspect
- Great scope for improvement
- Viewing highly recommended
- Council Tax Band: B

### Energy Efficiency Rating



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