



**Connells**

Otter Lane  
WORCESTER



### Property Description

This beautifully presented mid-terrace property, in the sought after area of St Peters offers buyers an entrance hall, bright kitchen, spacious living area with patio doors leading onto the garden.

Following upstairs the first floor has a bright master bedroom with built in wardrobes, a second bedroom and family bathroom.

Further benefits include gas central heating, allocated parking and is located within close proximity to local shops, Junction 7 off the M5 and local schools.

### **Sitting Room**

16' 7" x 11' 8" ( 5.05m x 3.56m )  
Wood laminate floor with double doors leading to garden. Open staircase to first floor.

### **Kitchen**

7' 8" x 11' 8" ( 2.34m x 3.56m )  
Front aspect with sink / drainer. Built in wall and base units with oven and extractor.

### **Bedroom 1**

11' 4" x 11' 8" ( 3.45m x 3.56m )  
Rear aspect with built in double wardrobe

### **Bedroom 2**

11' 1" x 6' 5" ( 3.38m x 1.96m )  
Front aspect with built in storage.

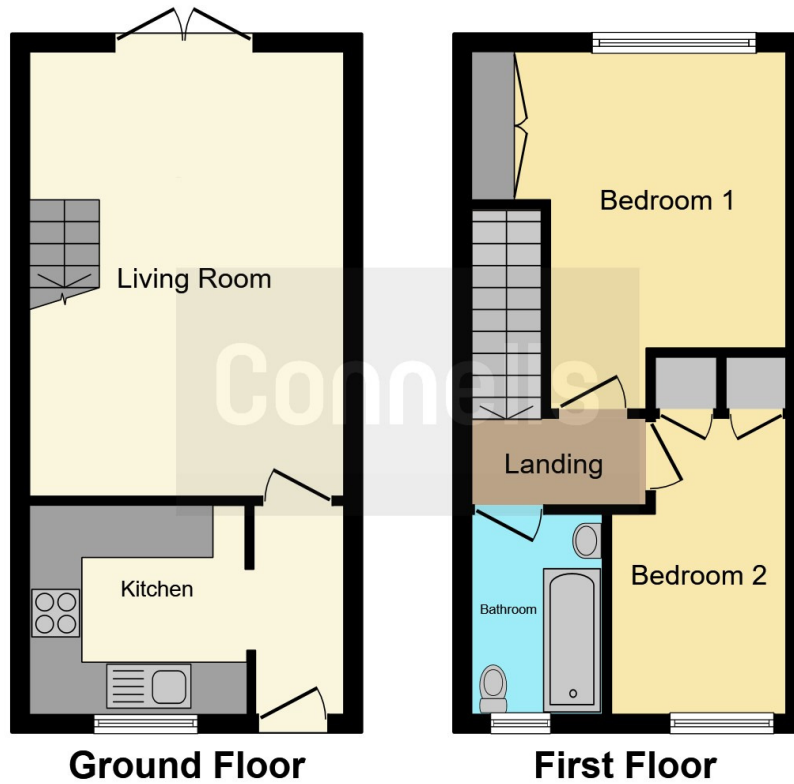
### **Bathroom**

7' 5" x 4' 6" ( 2.26m x 1.37m )  
Bath with shower over, WC and washbasin.

### **Rear Garden**

Spacious and private garden, partially landscaped with rear access and a 6ft x4ft shed





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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