



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 12 Berwick Street, Worcester. WR5 3EA

Offers Over £200,000

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A period mid terrace two double bedroom home, offering well proportioned and well presented accommodation, with off road parking and a private rear garden. Situated in this popular and sought after residential area, with easy access to the city centre, national road and rail networks.

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

Outside: To the front of the property is a gravelled driveway providing off road parking, in turn accessing the front door.

To the rear of the property is an enclosed private garden, predominantly laid to lawn with a part covered pergoda, wooden garden shed, outside cold water tap and gated rear pedestrian access.

#### AGENT'S NOTE:

Potential buyers should check with their Financial Adviser/Lender that they will lend on properties with a traditional period single brick rear extension, prior to viewing.

**Lounge:** - 3.53m x 3.43m (11'7" x 11'3")

**Dining Room:** - 3.53m x 3.51m (11'7" x 11'6")

**Kitchen:** - 4.67m x 1.57m (15'4" x 5'2")

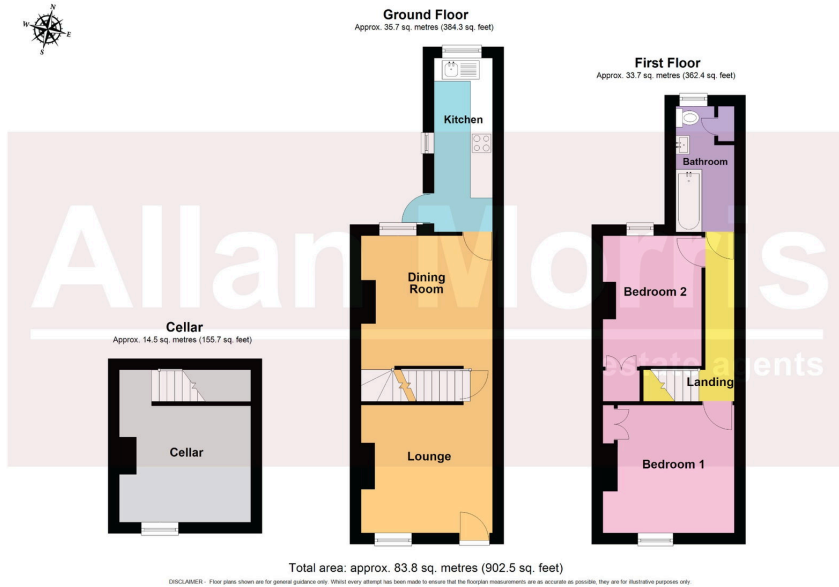
**Cellar:** - 4.09m x 3.53m (13'5" x 11'7")

**Bedroom 1:** - 3.53m x 3.43m (11'7" x 11'3")

**Bedroom 2:** - 4.44m x 2.64m (14'7" x 8'8")

**Bathroom:** - 3.38m x 1.57m (11'1" x 5'2")





- Period mid terrace home
- Private mature garden
- 2 Double Bedrooms
- Viewing highly Recommended
- Off road parking
- 2 Reception Rooms
- Popular & sought after residential area
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	