



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

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Offers In Region Of £230,000

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A great opportunity to acquire a two bedroom terraced house, situated within this sought after area of Warndon Villages, offering excellent local amenities, easy access to Worcester City and major transport links. The property further benefits from off road parking and garaging.

Accommodation briefly comprising: Entrance Hall, open-plan Sitting Room/Dining Area to the front elevation, Kitchen fitted with oven, hob, space for fridge, freezer and washing machine, door giving access to garden. To the first floor: Landing with airing cupboard and boiler, Bedroom 1, a double room to the front elevation with two double wardrobes, Bedroom 2 to the rear elevation with built-in double wardrobes and fitted sink with storage under, Bathroom with shower over.

Outside: There is a storage cupboard and covered porch area. To the rear of the property is a good size patio leading to lawned area and rear pedestrian gated access. Access to the garaging and parking is from the front close by and is the middle garage number 19.

Kitchen: - 3.7m x 2.3m (12'1" x 7'6")

Sitting Room / Dining Area: - 5.3m x 3.7m (17'4" x 12'1")

Bedroom 1: - 3.1m x 3.1m (10'2" x 10'2")

Bedroom 2: - 3.7m x 2.7m (12'1" maximum x 8'10" maximum)

Bathroom: - 2.1m x 1.7m (6'10" x 5'6")





Total area: approx. 59.0 sq. metres (635.4 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
- Recently refreshed throughout
- Parking & Garaging
- Council Tax Band: C
- 2 Bedroom terraced house
- Pleasant rear garden
- Sought after location



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	