



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

47 Windsor Avenue, St. John's, Worcester. WR2 5LZ
£270,000

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A three bedroom end terraced family home, situated in a quiet location within the popular St. John's area of Worcester.

Accommodation briefly comprises: Entrance Hall, Living Room and open-plan Kitchen/Dining Room. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is lawned foregarden, with the potential to create off road parking. To the rear is generous enclosed garden, along with single Garage and further option to create parking.

LOCATION:

The property is located to the West of the city in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.

Living Room: - 3.84m x 3.05m (12'7" maximum x 10'0")

Kitchen / Dining Room: - 5.28m x 4.85m (17'4" x 15'11")

Bedroom 1: - 3.38m x 3.05m (11'1" x 10'0")

Bedroom 2: - 3.84m x 2.79m (12'7" maximum x 9'2")

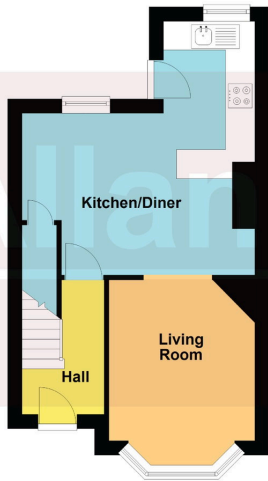
Bedroom 3: - 2.39m x 1.96m (7'10" x 6'5")

Bathroom: - 2.16m x 1.7m (7'1" x 5'7")

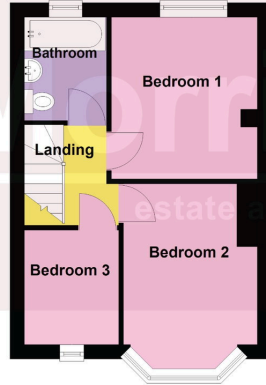




Ground Floor
Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.2 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.



- End terraced family home
- Open-plan living accommodation
- Garage
- NO ONWARD CHAIN
- 3 Bedrooms
- Generous garden
- Popular location
- Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	