



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

51 Lansdowne Street, Worcester. WR1 1QF

£230,000

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A period two bedroom mid terrace property, benefiting from generous off road parking and courtyard garden to the front, situated within walking distance of Worcester city centre and a range of amenities.

Accommodation briefly comprises: Living Room, Dining Room, Kitchen and Bathroom. On the lower ground floor: Double Cellar with the benefit of power and lighting. On the first floor: Two double Bedrooms.

Outside: To the front is off road parking and small courtyard garden. To the rear is access out to rear pathway and gate giving access out to rear service road.

LOCATION: The property is located in a quiet street close to a number of amenities along the Tything, which has a range of shops, convenience stores and public houses. Within a few minutes walk is Worcester city centre itself, offering a wider range of amenities, along with 2 main line Railway Stations. For commuters access can be gained to the M5 motorway via Junction 6, approximately 2 miles to the North.

AGENT'S NOTE: A small amount of AI has been used to enhance the front images.

Living Room: - 3.58m x 3.28m (11'9" x 10'9")

Dining Room: - 3.58m x 3.2m (11'9" x 10'6")

Kitchen: - 3.28m x 1.96m (10'9" maximum x 6'5")

Bathroom: - 2.26m x 1.96m (7'5" x 6'5")

Cellar 1: - 3.58m x 3.12m (11'9" x 10'3")

Cellar 2: - 3.58m x 3.05m (11'9" x 10'0")

Bedroom 1: - 3.58m x 3.28m (11'9" x 10'9")

Bedroom 2: - 3.58m x 3.2m (11'9" x 10'6")

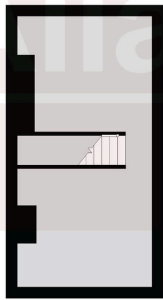




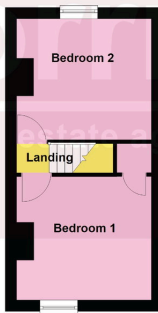
Ground Floor
Approx: 35.7 sq. metres (395.4 sq. feet)



Cellar
Approx: 25.6 sq. metres (275.4 sq. feet)



First Floor
Approx: 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 88.9 sq. metres (957.4 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.

- Mid terrace period house
- 2 Reception Rooms
- 2 Double Bedrooms
- Double Cellar
- Off road parking
- Front courtyard
- Close to city centre
- NO ONWARD CHAIN
- Council Tax Band: B



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |