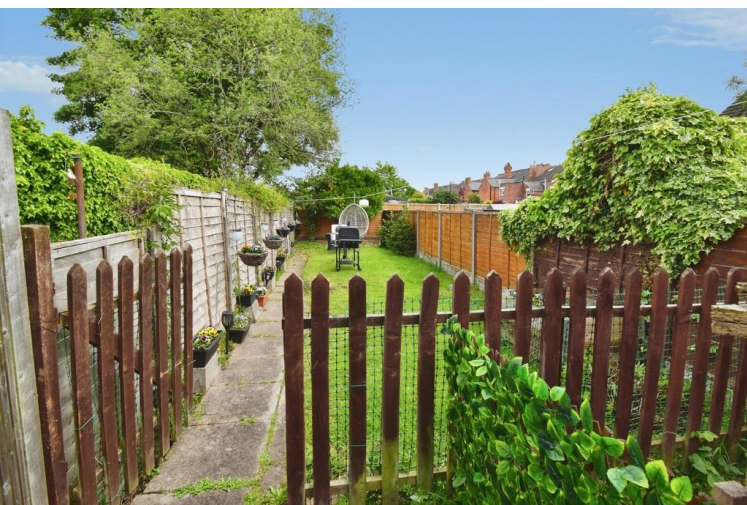


FOR SALE



St Johns, Worcester

3 Bedrooms, 1 Bathroom, Mid Terraced House

£230,000

MARTIN&CO



- Tastefully Updated Period Property
- Three Bedrooms
- Sought After Area
- Lounge
- Fitted Kitchen Diner
- Rear Garden with Patio
- Gas-fired Central Heating
- PVC Double Glazing
- Council Tax Band B
- EPC Rating Band D

Martin&Co are pleased to offer this very well presented and tastefully updated mid-terrace home located in the sought after St Johns area of Worcester.

This lovely property has been modernised to comprise: lounge with feature fireplace; modern fitted kitchen diner with under stairs storage cupboard and door; two bedrooms and a modern fitted bathroom on the first floor; and an attic bedroom with storage space.

The property which is just a short walk from central St Johns and the associated amenities, further benefits from gas-fired central heating, PVC double glazing and on street parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

LOUNGE 3.75m x 3.73m (12'4" x 11'7")

INNER HALL 0.70m x 0.69m (2'4" x 2'3")

FITTED KITCHEN DINER 3.74m x 3.51m (12'3" x 11'6")

FIRST FLOOR

LANDING 2.81m x 0.80m < 1.35m (9'2" x 2'7" < 4'5")

BEDROOM ONE 3.16m < 3.53m x 2.87m (10'4" < 11'7" x 9'5")

BEDROOM TWO 3.66m x 2.01m (12'0" x 6'7")

BATHROOM 2.61m x 1.20m (8'7" x 3'11")

SECOND FLOOR

ATTIC BEDROOM THREE 3.41m x 2.41m < 5.10m (11'2" x 7'10" < 16'9")

OUTSIDE

PARKING

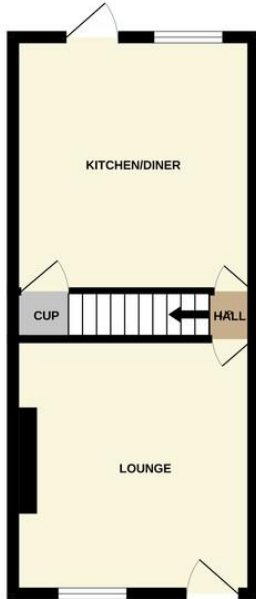
Street parking only.

GARDENS

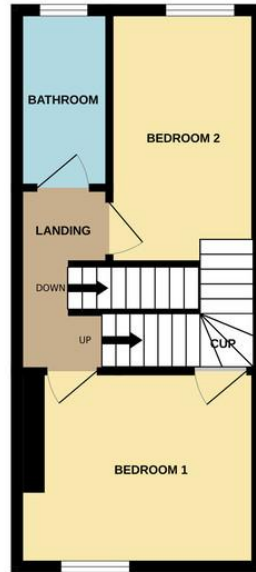
The house stands behind a small front garden. To the rear there is a good sized garden with an easterly aspect. N.B. There is a shared right of way across the rear of the terrace.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.