



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

8 Hydrangea Close, St. Peter's, Worcester. WR5 3SR

Offers In Region Of £210,000

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An immaculately presented one bedroom semi detached house, situated within this sought after area of Worcester, offering easy access to local amenities, Worcester City and major transport links. The property further benefits from off road parking and a very pleasant rear garden.

Accommodation briefly comprises: Entrance Hall giving access into fitted Kitchen with oven and hob, space for washing machine and fridge/freezer, cupboard housing gas central heating boiler, leading into good size Lounge/Diner, with double opening doors into Conservatory, with tiled flooring and double opening doors giving access to patio. On the first floor: Landing, superbly appointed double Bedroom overlooking rear elevation, with built-in storage, fitted Bathroom with shower over.

Outside: Ample off road parking via block paved driveway and gated side access. The rear of the property is of particular note, having a good size raised patio area, leading down to an established lawn, further gravel area and hard standing for a shed.

LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.

Lounge / Diner: - 4.44m x 3.58m (14'7" x 11'9")

Conservatory: - 3.23m x 3.17m (10'7" x 10'5")

Kitchen: - 2.62m x 1.7m (8'7" x 5'7")

Bedroom 1: - 4.06m x 3.58m (13'4" x 11'9")

Bathroom: - 2.16m x 1.65m (7'1" x 5'5")

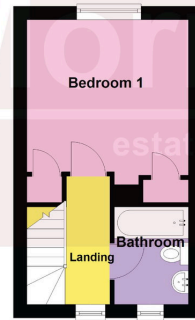




Ground Floor
Approx. 32.0 sq. metres (344.7 sq. feet)



First Floor
Approx. 22.6 sq. metres (243.1 sq. feet)



Total area: approx. 54.6 sq. metres (587.8 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.

- Immaculately presented
- Off road parking
- Large Conservatory
- Patio & established lawn
- 1 Bedroom semi detached house
- Superb living space
- Large double Bedroom with built-in wardrobes
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(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	