



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 Wiselack Place, Lyppard Bourne, Worcester. WR4 0PF

Guide Price £205,000

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**** NO ONWARD CHAIN **** A modern mid terrace two bedroom home, offering well presented and well proportioned accommodation, with a private garden enjoying a westerly rear aspect. Situated in a popular and sought after area of Worcester, the location provides easy access to the city centre, and national road and rail networks.

Accommodation briefly comprising: Entrance Hall, Lounge Dining Room, Conservatory/Lean-To, Kitchen, two bedrooms and Bathroom.

Outside: To the front of the property is a lawned foregarden and an allocated parking space. To the rear of the property is an enclosed fenced garden, predominantly laid to lawn, enjoying a private, westerly rear aspect.

Kitchen - 2.17m x 2.38m (7'1" x 7'9")

Lounge/Diner - 5.27m x 5.33m (17'3" x 17'5")

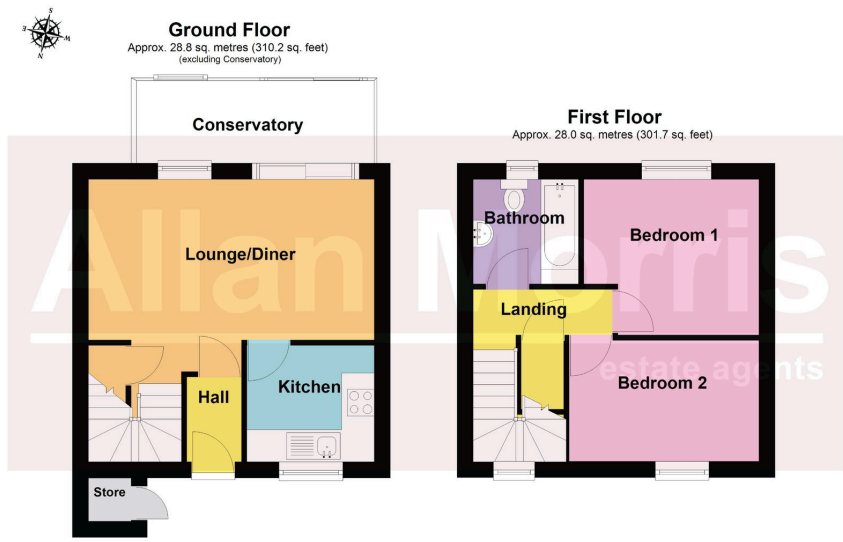
Conservatory - 1.74m x 4.43m (5'8" x 14'6")

Bedroom 1 - 2.9m x 3.27m (9'6" x 10'8")

Bedroom 2 - 2.26m x 3.54m (7'4" x 11'7")

Bathroom - 1.95m x 1.96m (6'4" x 6'5")





Total area: approx. 56.8 sq. metres (611.9 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
- Popular & sought after residential area
- Viewing highly recommended
- 2 Bedroom mid terraced home
- Allocated parking space
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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	