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**Parkinson Wright**  
**Estate Agents**



## Church Close, St Johns, Worcester, WR2 5BY

Asking Price £180,000

- End Terrace Property
- Two Bedrooms
- Electric Heating and Double Glazing
- NO ONWARD CHAIN
- Open Plan Living Area
- Private Rear Garden
- Walking Distance to St Johns and City Centre

# 8 Church Close, Worcester WR2 5BY

Nestled in the charming area of Church Close, St Johns, Worcester, this delightful period end-terrace house offers a perfect blend of character and modern living with two well-proportioned bedrooms. **EARLY VIEWING ESSENTIAL.**



Council Tax Band: A





## LOCATION & DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property is a two bedroomed period property with a garden. Access is via a hardwood door opening into:-

## RECEPTION HALL

Quarry stone tiled floor, recessed ceiling lights, two roof lights, a feature circular window, electric under floor heating and plumbing for washing machine.

## BATHROOM

6'11" x 5'9"

Recessed ceiling lights, front facing opaque double glazed window and a 'Velux' rooflight. There is a three piece white suite comprising of bath with shower over, wash hand basin with cupboards under and a low level W.C. and electric underfloor heating.

## KITCHEN

9'5" x 6'11"

Recessed ceiling lights, range of wall and base cupboards, integrated under counter fridge, oven and four ring halogen hob, ceiling extractor fan, worktops, tiled splashbacks, radiator, plumbing for slimline dishwasher, single bowl stainless steel sink with mixer tap and matching drainer. Stairs lead up to the first floor.

## LOUNGE AREA

12'3" x 11'0"

Open plan area which combines the lounge and kitchen with ceiling light fitting, radiator and double glazed patio door over looking the garden.

## LEAN TO

8'6" x 6'0"

A useful space accessed from the lounge with rear facing single glazed windows and a side facing single glazed door gives access to the rear.

## BEDROOM ONE

12'3 (max) x 11'1

A good size principal bedroom with wall light, electric radiator and rear facing double glazed window.

## BEDROOM TWO

9'6" x 7'2"

Another double bedroom with ceiling light, front facing double glazed window, original wooden flooring and electric radiator.

## OUTSIDE

To the rear of the property is an enclosed and private garden mainly laid to lawn with mature shrubs and plants. Wooden shed in situ.

## SERVICES

Electricity and water are connected. but have not been verified by the agent.



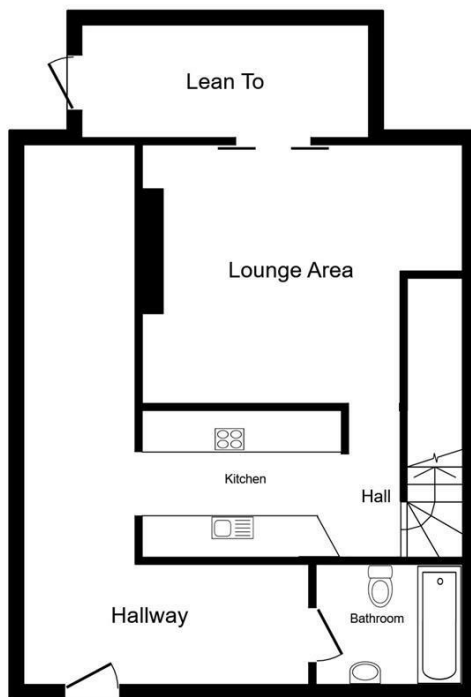
## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

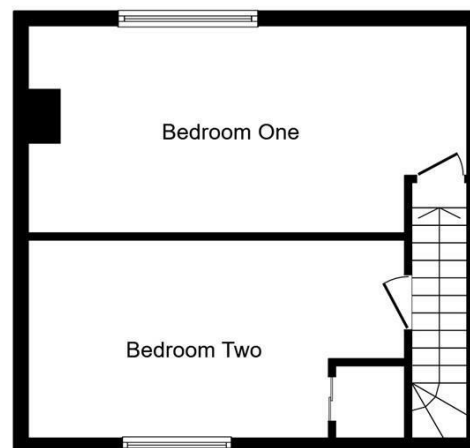
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Ground Floor**

Floor area 56.6 sq.m. (610 sq.ft.)



**First Floor**

Floor area 37.8 sq.m. (407 sq.ft.)

**Total floor area: 94.4 sq.m. (1,016 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io