



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

23a Little Chestnut Street, Worcester. WR1 1PG

£180,000

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A fantastic opportunity to acquire a fully renovated, coach house style home, situated in the popular Arboretum area, within walking distance to the City and Foregate Street Station.

Accommodation briefly comprising: Entrance Vestibule, open-plan Living/Dining/Kitchen with luxury vinyl flooring, integrated fridge/ freezer, dishwasher, washing machine and under stairs storage. Stairs with stylish carpet runner and rods lead up to first floor: Bedroom with luxury vinyl flooring and walk-in wardrobe, fully fitted Bathroom with brushed brass fittings and shower over bath.

Outside: The property benefits from foregarden that could easily be enclosed to create a private garden. Parking by way of the Residents Parking Scheme.

LOCATION:

Walking distance to the City with all amenities on your doorstep, the Railway Station, easy access to transport links, along with the local shop make '23a' a perfect first home/investment.

Entrance Vestibule: - 1.79m x 1.05m (5'10" x 3'5")

Living / Dining / Kitchen: - 7m x 3.12m (22'11" x 10'2" overall)

Kitchen Area: - 1.91m x 3.12m (6'3" x 10'2")

Living / Dining Area: - 4.1m x 3.12m (13'5" x 10'2")

Bedroom: - 5.23m max 3.78m min x 3.1m (17'1" max 12'4" min x 10'2")

Walk-in Wardrobe: - 1.04m x 1.67m (3'4" x 5'5")

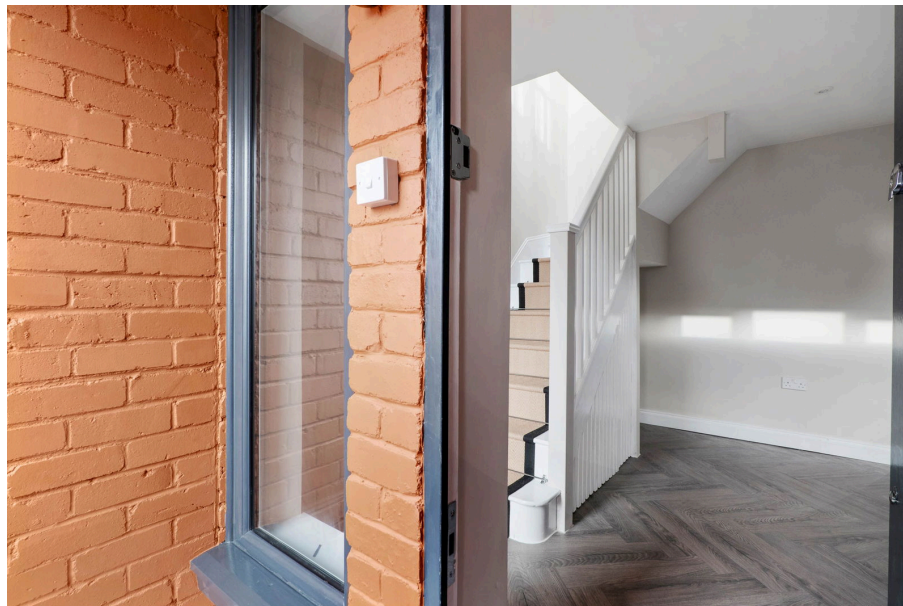
Bathroom: - 1.93m x 1.66m (6'3" x 5'5")





Total area: approx. 45.6 sq. metres (490.9 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
- Fully renovated throughout
- 'HAUS' double glazing
- Fully re-wired
- New central heating system and Worcester boiler
- Resident's Parking Scheme
- Integrated appliances
- Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	