



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

21 Exbury Place, St. Peter's, Worcester. WR5 3TP

£180,000

🛏️ 1 🚿 1 🚪 1



A very well presented one bedroom modern end terraced home, benefiting from off road parking for 2 vehicles to the front and enclosed private garden to the rear, situated in the popular St. Peter's area of Worcester.

Accommodation briefly comprises: Open plan Kitchen/Lounge/ Diner. On the first floor: Double Bedroom and Bathroom.

Outside: To the front is off road parking for 2 vehicles. To the rear is a low maintenance private garden.

LOCATION:

The property is situated in the heart of the popular St. Peter's development in Worcester, offering easy access to the M5 motorway, major transport links to include Worcestershire Parkway Railway Station, local schooling and access back into Worcester City centre.

Lounge/Diner/Kitchen 7.19m x 2.74m (23'7" x 9'0")

Bedroom 3.58m x 2.74m (11'9" x 9'0")

Bathroom 2.74m x 1.42m (9'0" x 4'8")

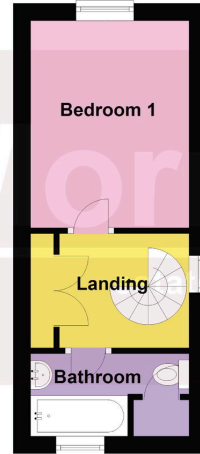




Ground Floor
Approx. 19.7 sq. metres (212.2 sq. feet)



First Floor
Approx. 19.7 sq. metres (212.2 sq. feet)



Total area: approx. 39.4 sq. metres (424.4 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.

- End terraced house
- Open-plan living accommodation
- Off road parking for 2 vehicles
- Popular and convenient location
- 1 Double Bedroom
- Bathroom
- Enclosed private garden
- Ideal for 1st time buyer or investment



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	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	