



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

81 McIntyre Road, St. John's, Worcester. WR2 5LQ

Offers Over £225,000

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A two bedroom end of terrace house, situated within the sought after area of St. John's.

Accommodation briefly comprises: Entrance Porch, Sitting Room with exposed wood flooring, separate Dining Room with exposed wood flooring, Kitchen with space for washing machine, fridge freezer and cooker, door to outside and downstairs Cloakroom. To the first floor: Double Bedroom 1 with wood flooring and storage, Double Bedroom 2 with wood flooring and access into Bathroom.

Outside: There is parking to the the front and rear access from the Kitchen, initially onto a path leading to a large lawn with a shed to the far end.

LOCATION:

Situated within the sought after area of St. John's, offering excellent local schooling, amenities, easy access into Worcester City and major transport links.

Sitting Room - 3.7m x 3.5m (12'1" x 11'5")

Dining Room - 3.8m x 3.6m (12'5" x 11'9")

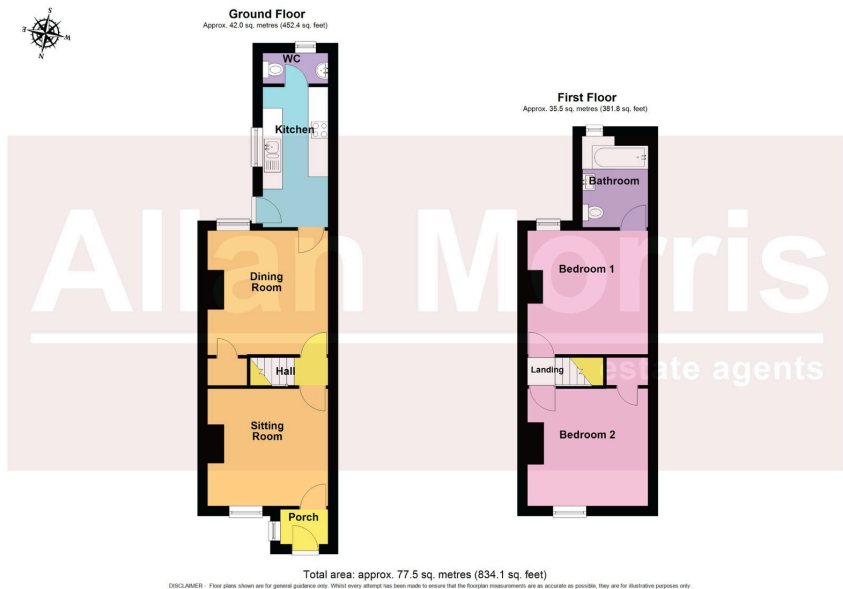
Kitchen - 4.3m x 2m (14'1" x 6'6")

Bedroom 1 - 3.7m x 3.5m (12'1" x 11'5")

Bedroom 2 - 3.7m x 3.7m (12'1" x 12'1")

Bathroom - 2.7m x 2m (8'10" x 6'6")





- 2 Bedroom end of terrace house
- Exposed wood flooring
- 2 Double Bedrooms
- Pleasant rear garden
- Period property with some features
- Downstairs Cloakroom
- Parking
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	