



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 6 Yarrow Close, Worcester. WR5 3SS

£215,000

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A two bedroom end terrace modern home, ideal for a first time buyer or investment, situated in the popular St. Peter's area and benefiting from an allocated parking space, en-bloc single Garage and enclosed rear garden.

Accommodation comprising: Entrance Hall, Kitchen, Lounge/Dining Room. On the first floor: Two Bedrooms and a Shower Room.

Outside: The property benefits from an allocated parking space as well as en-bloc garaging and an enclosed rear garden.

#### LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.

**Kitchen** - 2.81m x 1.75m (9'2" x 5'8")

**Lounge/Dining Room** - 4.25m x 3.52m (13'11" x 11'6")

**Bedroom 1** - 2.58m x 3.52m (8'5" x 11'6")

**Bedroom 2** - 2.27m x 3.52m (7'5" x 11'6")

**Shower Room** - 2.12m x 1.69m (6'11" x 5'6")

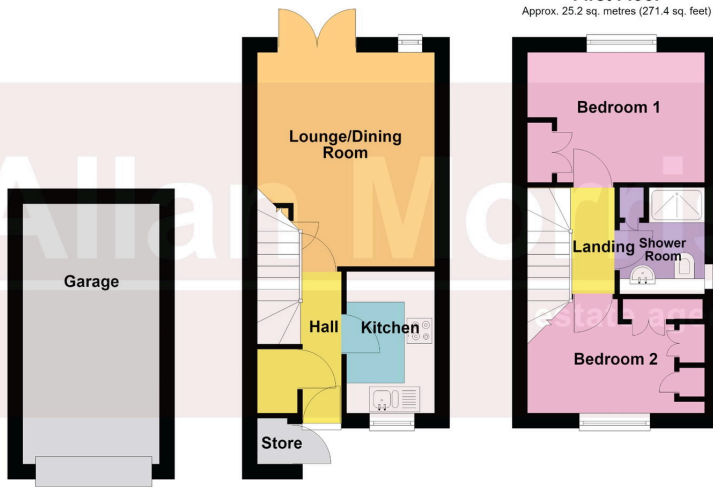
**Garage** - 5.17m x 2.72m (16'11" x 8'11")





**Ground Floor**  
Approx. 39.9 sq. metres (429.0 sq. feet)

**First Floor**  
Approx. 25.2 sq. metres (271.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 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
- 2 Bedrooms
- Enclosed private garden
- Ideal 1st time buy or investment purchase
- End terrace house
- Off road parking & Garage
- Easy access to motorway links
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	