

Offices throughout Worcestershire & Mayfair, London



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	87
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	88
England & Wales	EU Directive 2002/91/EC	

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Allan Morris

estate agents



Union Street, Worcester.

A rare opportunity to acquire a three bedroom Town House, with Garden and Garaging, a footstep away from the City centre, with Kings School and Worcester Cathedral a short stroll away.



PRICE: £ 245,000

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5 Union Street, Worcester. WR1 2AS

All measurements are approximate. Accommodation in more detail comprises:

Approached via a step leading to:

COVERED PORCH: with tiled floor, ceiling light point, storage cupboard housing the gas and electric meter and UPVC part obscure glazed door providing access into:

ENTRANCE HALL: with stairs rising to first floor, radiator with decorative cover, ceiling light point, under stairs storage cupboard, tiled flooring and wood panelled and glazed door to:

BREAKFAST KITCHEN: 13'5" x 11'2" (4.09m x 3.40m), fitted with a range of complimentary and contemporary style base and wall mounted units. Under unit lighting, laminate work surface over, incorporating circular single sink and drainer with mono chrome tap over, four ring stainless steel gas hob with metallic tiled splash back and stainless steel extractor over, fitted electric oven with grill under, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer/dishwasher, larder cupboard housing the gas combination central heating boiler, contemporary radiator, tiled flooring, wood double glazed French doors with glazed panels to side providing access to courtyard garden and through to:

DINING ROOM / SNUG: 10'7" x 7'05" (3.22m x 2.26m), with tiled flooring, radiator, ceiling light point, television aerial point, UPVC double glazed window to front elevation.

From Entrance Hall stairs rise to:

FIRST FLOOR LANDING: with ceiling light point and wood panelled door to Bedroom 2, wood panelled and glazed door to Living Room and wood panelled and obscure glazed door with fanlight over to:

CLOAKROOM: fitted with contemporary style wall mounted rectangular wash hand basin with chrome mixer tap over and mosaic splash back over, low level W.C., ceiling fan light, tiled floor with inset mosaic design, ceiling spotlight, obscure UPVC double glazed window to rear elevation.

BEDROOM 2: 10'1" maximum 6'10" minimum x 8'6" (3.07m maximum 2.08m minimum x 2.59m), with radiator, ceiling light point, telephone point, UPVC double glazed window and French doors providing access to FIRST FLOOR BALCONY overlooking courtyard garden and City scape, with wrought iron railings.

LIVING ROOM: 13'3" x 10'10" (4.04m x 3.30m), with radiator, ceiling light point, television aerial point, UPVC double glazed window to front elevation and stairs rising to:

SECOND FLOOR LANDING: with ceiling light point, access to loft space, wood panelled doors to Bedroom 3 and Master Bedroom, and wood panelled door with fan light over to:

FAMILY BATHROOM: fitted with a contemporary style white suite comprising wash hand basin with chrome mixer tap over and feature wall mounted mirror, low level W.C., all housed in an off white lacquer unit with under sink vanity cupboard, bath with chrome taps and shower over with glass shower screen, fully tiled floor-to-ceiling with Travertine tiles and tiled panel to bath, chrome towel rails, recessed ceiling spotlights, UPVC double glazed obscure glazed window to rear elevation, airing cupboard with slatted shelving and radiator.

BEDROOM 3: 10'7" x 7'0" (3.22m x 2.13m), with radiator, recessed ceiling spotlights, laminate flooring, telephone point, UPVC glazed door providing access to SECOND FLOOR BALCONY with wrought iron railings and views to the Cathedral.

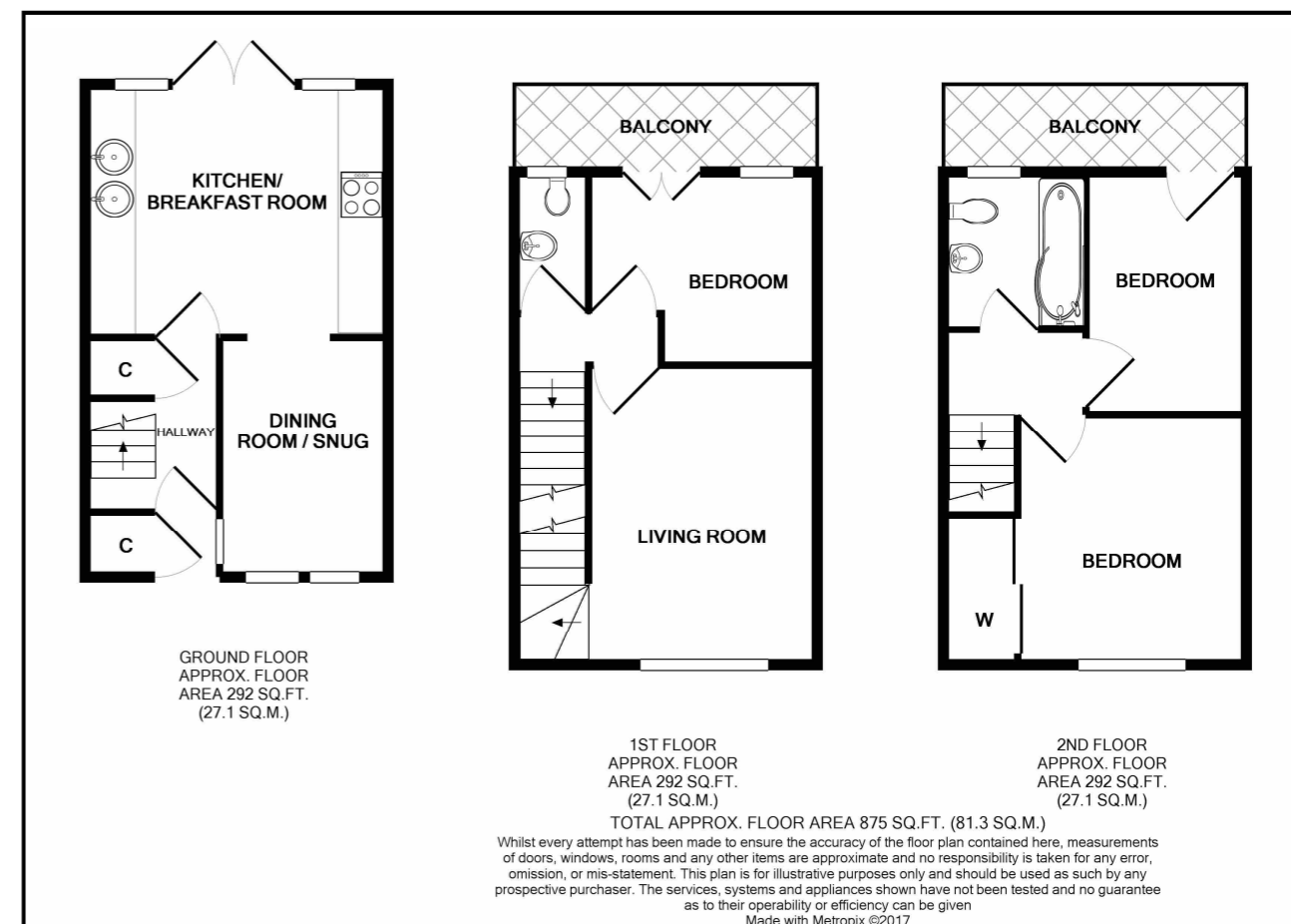
MASTER BEDROOM: 13'5" maximum 10'1" minimum (to wardrobes) x 11'2" (4.09m maximum 3.07m minimum (to wardrobes) x 3.40m), with laminate flooring, radiator, recessed ceiling spotlights, UPVC double glazed window to front elevation, telephone point, sliding doors to fitted wardrobes with hanging rail and shelf over.

OUTSIDE:

From the Kitchen French doors lead onto a very attractive SOUTH FACING courtyard garden, with stained decking and secure walls surround and in the rear wall is a feature inset.

From the property a pedestrian pathway to the right leads to the entrance of Wyatt's Mews, where an **EN-BLOC SINGLE GARAGE** can be found with up and over door.

AGENT'S NOTE: The loft space offers further potential for conversion.



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale FREEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY: From the Worcester Cathedral roundabout proceed south on the A44. On reaching the Vue Cinema and Ye Olde Talbot Public House, turn left into Friar Street. Continue along and turn right into Union Street, where number 5 can be found on the right hand side opposite the Almshouses (one way).

WAM 4520