

**FOR SALE**



**Blakefield Road, St Johns**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £180,000**

  
**MARTIN&CO**



- Freehold mid-terraced home
- Approx 770sqft + cellar
- 2 double bedrooms
- En suite dressing/study
- 2 reception rooms
- Fitted galley kitchen
- Fitted bathroom

**\*\*CHAIN FREE\*\*** Martin&Co are pleased to offer this period mid terraced home in need of modernisation, which can be found in the highly sought after St Johns district of Worcester. The property is ideally located, offering easy access to the City, being within popular school catchments and within walking distance of a host local amenities.

The property is offered with no onward chain and briefly comprises: sitting room to front aspect, second reception to rear aspect with access to cellar, fitted galley kitchen, ground floor bathroom with shower over bath. The first floor holds two double bedrooms with a third bedroom accessed through the back bedroom.

Further benefits include a large rear enclosed garden, gas central heating and double glazing throughout.

Viewing is highly recommended to appreciate the potential to add value.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

- KEY FACTS**
- Approx 770sqft + cellar
  - Freehold tenure
  - Gas-fired central heating
  - PVC double glazing
  - Council Tax band B
  - EPC rating band D
  - Southerly facing garden
  - Pedestrian right of way for neighbour
  - Vacant & no onward chain



## GROUND FLOOR

LOUNGE 3.51m x 3.42m (11'6" x 11'2")

INNER HALL 0.81m x 0.78m (2'8" x 2'7")

DINING ROOM 3.52m x 3.45m (11'6" x 11'4")

FITTED KITCHEN 2.75m x 1.81m (9'0" x 5'11")

REAR HALL 0.96m x 1.67m x 0.83m (3'2" x 5'6" x 2'9")

BATHROOM 1.94m x 1.66m (6'4" x 5'5")

CELLAR 3.55m x 3.44m (11'7" x 11'3")

## FIRST FLOOR

LANDING 0.83m x 0.75m (2'8" x 2'5")

BEDROOM ONE 3.53m x 3.34m (11'7" x 10'11")

EN SUITE STUDY / DRESSING ROOM 2.62m x 2.75m x 1.70m (8'7" x 9'0" x 5'7")

BEDROOM TWO 3.39m x 3.30m (11'1" x 10'10")  
BUILT-IN CUPBOARD 0.82m x 0.72m (2'8" x 2'4")

## OUTSIDE

### GARDENS

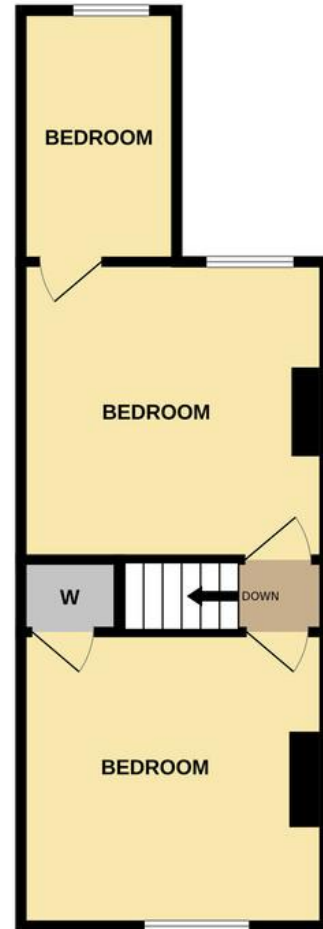
Small front garden behind a low brick wall.

Good sized rear garden with a lovely southerly aspect.  
Adjacent property has a pedestrian right of way across the garden.



GROUND FLOOR

1ST FLOOR



THREE BEDROOM MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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