

**FOR SALE**



**12 Livingstone Street, Worcester, WR5 2ES**

**2 Bedrooms, 1 Bathroom, House**

**£200,000**

**MARTIN&CO**



- Freehold mid-terraced house
- 2 reception rooms
- Fitted kitchen
- 2 bedrooms
- Bathroom
- Good sized garden
- Gas-fired central heating
- PVC double glazing
- EPC band D
- Council Tax band B

\*\*\* VACANT & NO UPWARD CHAIN \*\*\*

Martin & Co are pleased to offer for sale this freehold two bedroom mid-terraced Victorian house, located within a sought after residential area with good local amenities and offering easy access to the M5 and City Centre.

This lovely period property briefly comprises: two reception rooms, fitted kitchen, two double bedrooms, family bathroom with electric shower, and a cellar.

In addition, the property benefits from a good sized rear garden, gas-fired central heating and PVC double glazing. Street parking only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



## GROUND FLOOR

LOUNGE 3.49m < 4.05m x 3.40m (11'6" < 13'3" x 11'1")

DINING ROOM 3.49m < 4.17m x 3.34m (11'6" < 13'8" x 10'11")

FITTED KITCHEN 3.95m x 1.66m (12'11" x 5'5")

## BASEMENT

CELLAR 3.41m < 3.92m x 3.32m (11'2" < 12'10" x 10'10")

## FIRST FLOOR

LANDING 4.35m x 0.90m (14'3" x 2'11")

BEDROOM ONE 3.40m x 3.30m (11'2" x 10'11")

BEDROOM TWO 3.50m x 2.30m (11'6" x 7'6")

BATHROOM 2.41m x 1.76m (7'11" x 5'9")

## OUTSIDE

### GARDEN

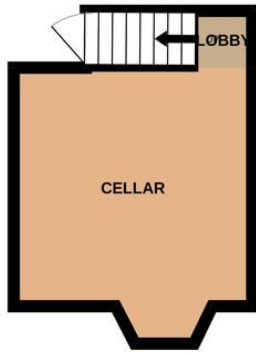
A lovely south facing garden with a shared pathway across the terrace, providing access to the front.

### PARKING

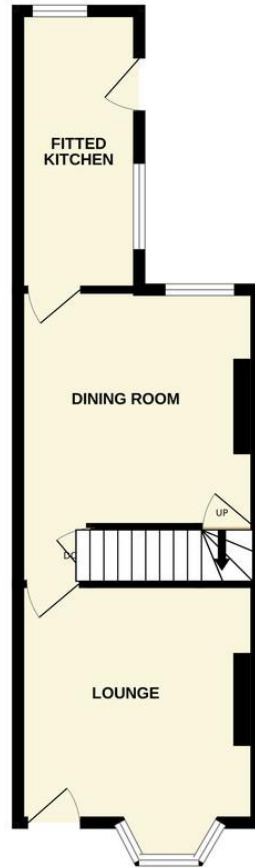
Street parking only.



BASEMENT



GROUND FLOOR



1ST FLOOR



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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## Martin & Co Worcester

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