



8 Ribston Close, St. Johns,
Worcester WR2 6EH

A well presented dormer bungalow set within a cul de sac location, offered for sale with no onward chain.

The home is well presented & comprises; entrance hallway with space to have a seating area to remove shoes. This gives access into the kitchen & lounge. The kitchen has a range of base & wall units, sink & drainer, oven & hob & space for appliances. There is a door into the lean to, which in turn gives access both into the garage & the rear garden, There is space for a tumble dryer & washing machine here, along with useful storage. The garage offers a useful storage area.

The lounge has wood effect flooring & entry into the rear hallway, which in turn leads into two bedrooms, the bathroom & gives access to the top floor bedroom via the staircase. It has velux windows & eaves storage.

Externally, there is a rear garden that is fenced & enclosed & mainly laid to lawn. There is a block-paved driveway to the front offering parking for several vehicles.

The home is a short distance from both St Johns centre & Worcester city. Here are a range of amenities to include bars, pubs, restaurants, cafes, shops, supermarkets & schooling. The property is approximately a 6 minute walk to a useful Tesco Metro.

FREEHOLD

Council Tax Band C - Worcester Council





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

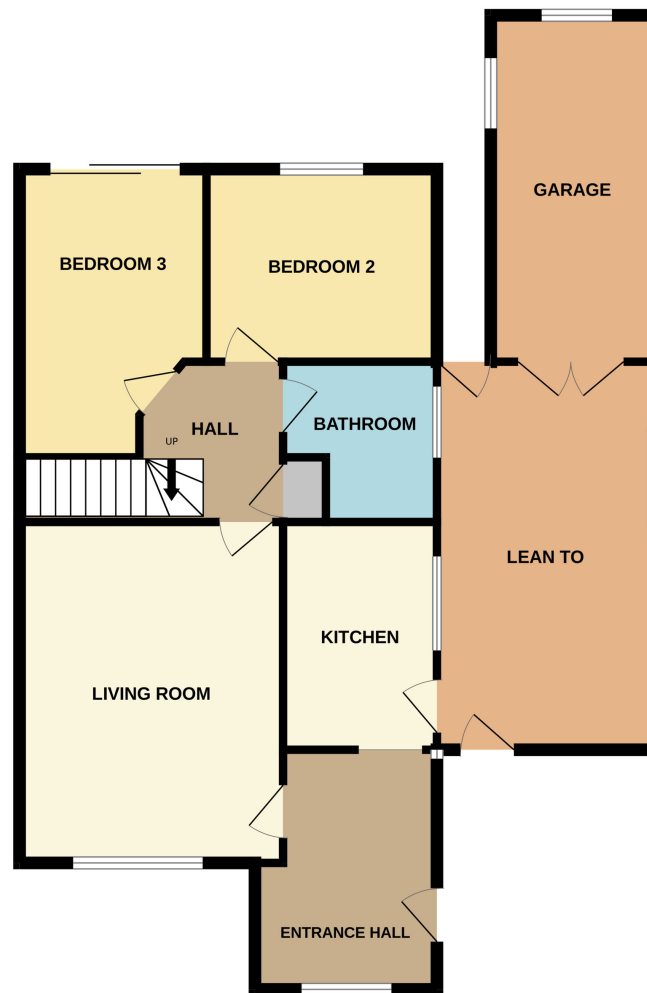


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

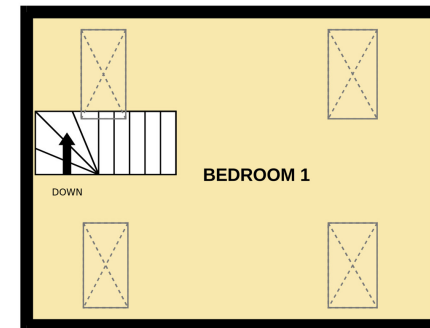
General Information

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

GROUND FLOOR



1ST FLOOR



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