



St Marks Close



St Marks Close

Worcester

Offers In Region of £350,000

Positioned within a popular and quiet cul-de-sac location is this well presented three bedroom family home providing great access to the city centre as well as M5 Motorway. The property comprises entrance porch, sitting room, kitchen/diner, utility and WC. To the first floor are three bedrooms with ensuite shower room to bedroom one and separate family bathroom. Outside offers a block paved driveway with up and over door into small garage. To the rear is a pleasant enclosed garden. The house is offered for sale with no onward chain.

We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Sitting room, Kitchen/Diner, Utility and WC**
- **Driveway & small garage**
- **No onward chain**



Entrance

Through front entrance door into porch with further door into sitting room.

Sitting Room

With front aspect double glazed window, radiator, stairs to first floor and door into kitchen/diner.

Kitchen/Diner

With radiators, rear aspect double glazed window and doors opening and overlooking the rear garden. Matching wall and base units with work surfaces over, sink with mixer tap over, cupboard housing Worcester Combination Boiler, built-in dishwasher, oven and hob with cooker hood over. Built-in fridge/freezer. Dining area with space for dining table, and door into utility.

Utility

With radiator, work surface, sink, space and plumbing for washing machine as well as further appliance. Door into WC and garage.

WC

With heated towel rail, WC and wash hand basin.

First Floor Landing

With loft access, doors into bedrooms and bathroom.

Bedroom 1

With front aspect double glazed window, radiator, built-in wardrobe and storage as well as door to ensuite shower room.

Ensuite Shower Room

With front aspect double glazed window, heated towel rail, WC, wash hand basin, shower and extractor fan.

Bedroom 2

With rear aspect double glazed window and radiator.

Bedroom 3

With rear aspect double glazed window and radiator.

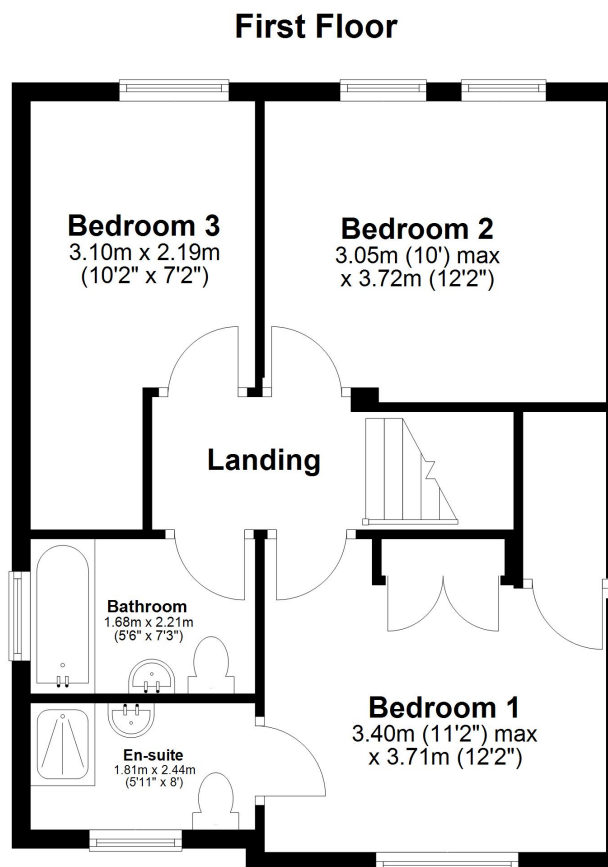
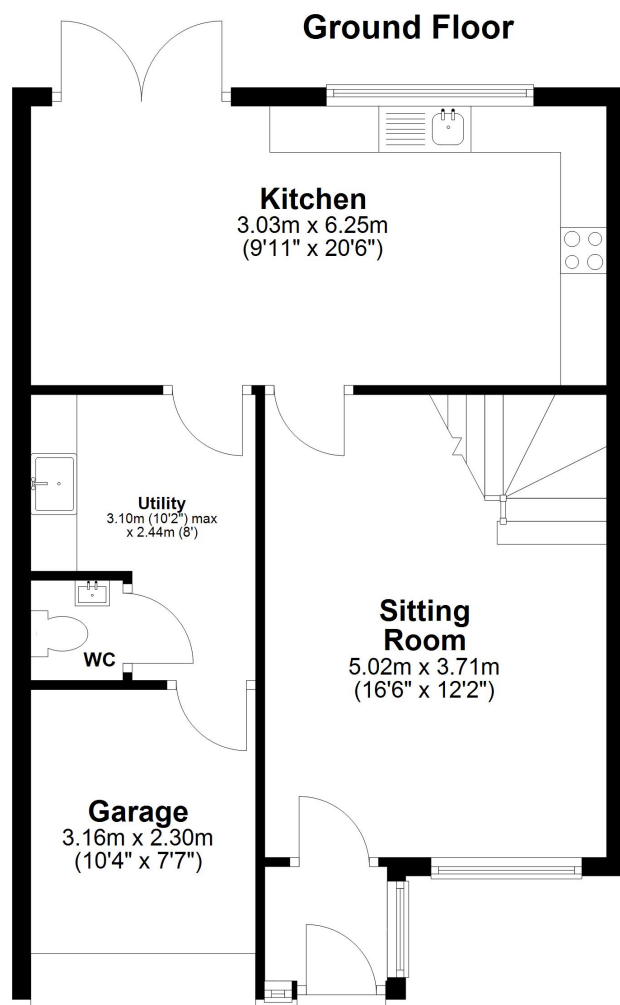
Bathroom

With double glazed window, heated towel rail, extractor fan, WC, wash hand basin and bath with shower over.

Outside

The front of the property is approached via a block paved driveway leading to entrance door. Outside is a pleasant rear garden laid to a mixture of lawn and patio with fenced boundaries to sides and rear as well as side gate leading to the front of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	73
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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