



Tennis Walk



# Tennis Walk

Worcester

£220,000

This two bedroom period end of terrace home is located a within walking distance of Worcester City Centre and all of its amenities it has to offer. The property comprises entrance hall, sitting room, dining room and kitchen. To the first floor are two bedrooms and bathroom. The property must be viewed to appreciate its location and is offered for sale with no onward chain.

## We've Noticed

- **Period terrace home**
- **Two bedrooms**
- **Two reception rooms**
- **Close to city centre**
- **No onward chain**



## Entrance

Through front entrance door into hallway with stairs to first floor and doors into sitting room and dining room.

## Sitting Room

With front aspect double glazed bay window and radiator.

## Dining Room

With rear aspect double glazed window, radiator, built-in storage, doors into cellar and arch opening into kitchen.

## Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for under counter appliance as well as cooker. Side aspect double glazed window and door opening to rear garden.

## First Floor Landing

With doors into bedrooms one, two and bathroom.

## Bedroom 1

With front aspect double glazed windows, fireplace, radiator and built-in storage.

## Bedroom 2

With rear aspect double glazed window, fireplace and radiator.

## Bathroom

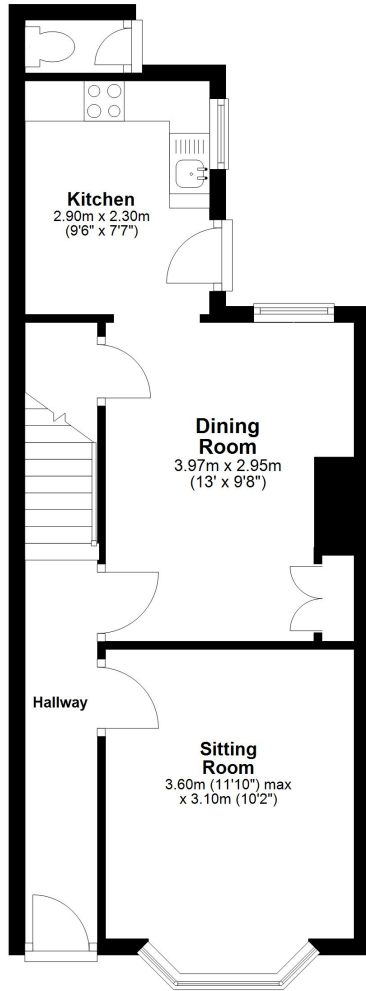
With side aspect double glazed window, WC, wash hand basin, bath with shower attachment and shower curtain rail.

## Outside

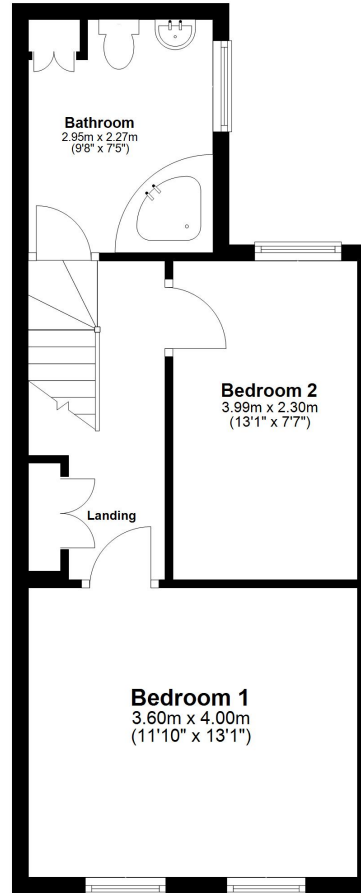
The front of the property is approached via a pathway to entrance door. To the rear is a low maintenance rear garden with outside WC laid to patio with fenced and walled boundaries.



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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