



**Laxton Avenue, Worcester, WR2 6EJ**

**£300,000**

 3  1  2



A beautifully presented and immaculate three bedroom semi detached family home situated within the popular area of St Johns and with a South facing garden. The property in brief comprises; a lounge/dining room, kitchen, conservatory, three bedrooms, and bathroom. The property benefits from gas central heating, double glazing, rear garden, and off road parking. Viewing is highly recommended to appreciate the size and space this property has to offer. clients have found and that is the end of the chain.





Laxton Avenue, Worcester



Total Area Approx  
86.3 sq m  
928.8 sq ft  
For illustrative purposes only. Measurements, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Please make your own enquiries.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:  
**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

