



Offers In Excess Of £260,000

3 Bedroom Terraced House for sale  
8 Dolphin Close, Worcester, WORCESTER





## Overview



## Key Features

- High Specification updated home
- Underfloor heating in Kitchen, Bathroom and Cloakroom
- Open Plan Living, engineered plank flooring
- South East Facing Garden
- 3 Double Bedrooms with Built in Wardrobes
- Single Garage and Parking
- Mushroom Gloss kitchen , large induction hob, integrated appliances
- High specification, Family Bathroom, Double sink, rainwater shower and more...
- Cul de Sac location
- St. Johns Area of Worcester, close to city and variety of schools and transport options









bogfjrgj

**Open Plan Dining/Kitchen/Family Room**

22' 11" x 21' 11" (7.00m x 6.70m)

At widest, underfloor heating in Kitchen area, triple aspect

**Lobby**

8' 10" x 6' 10" (2.70m x 2.10m)

Includes store and further storage cupboard

**Downstairs Cloakroom**

6' 10" x 4' 11" (2.10m x 1.50m)

**Entrance Hall**

13' 6" x 8' 10" (4.14m x 2.70m)

**Bedroom 1**

10' 9" x 10' 9" (3.30m x 3.30m)

**Bedroom 2**

10' 9" x 10' 2" (3.30m x 3.10m)

**Bedroom 3**

8' 10" x 7' 8" (2.70m x 2.35m)

**Family Bathroom**

8' 10" x 7' 6" (2.70m x 2.30m)

**Galleried Landing**

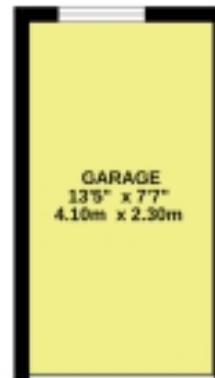
10' 5" x 6' 2" (3.20m x 1.90m)



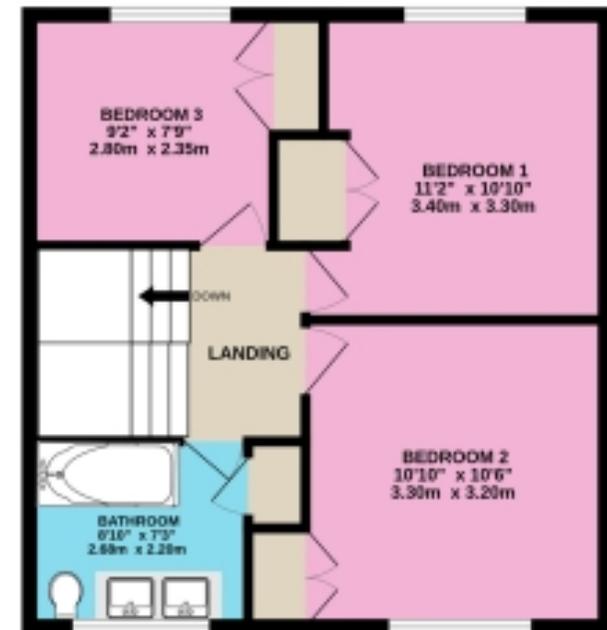


# Floorplans

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



3 BEDROOM MODERN MID-TERRACED, WITH PORCH AND SEPARATE SINGLE GARAGE

TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

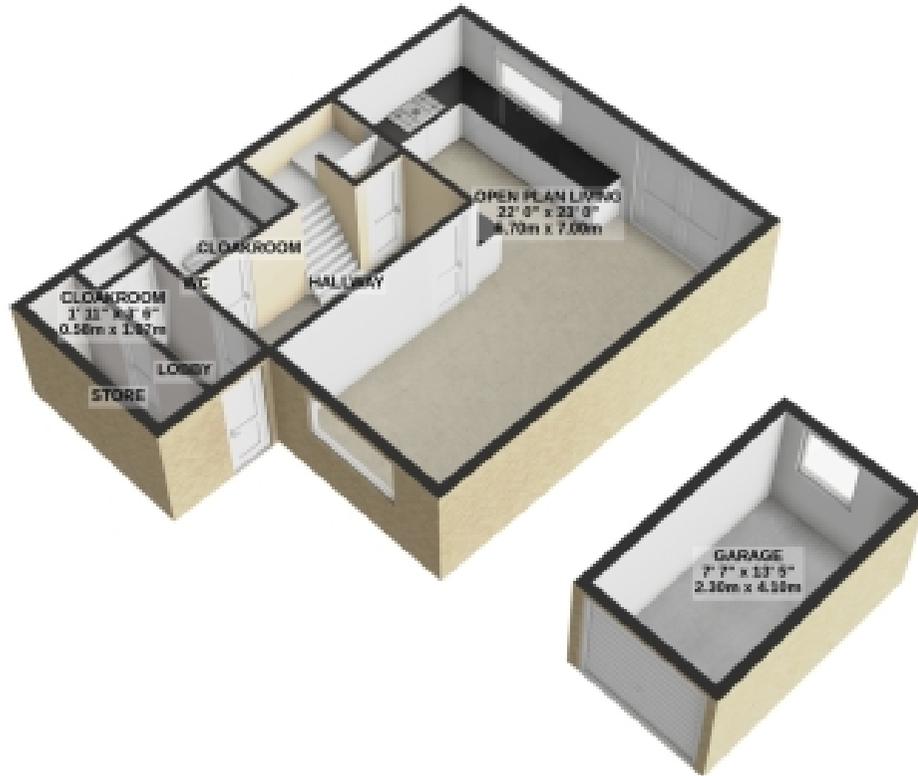
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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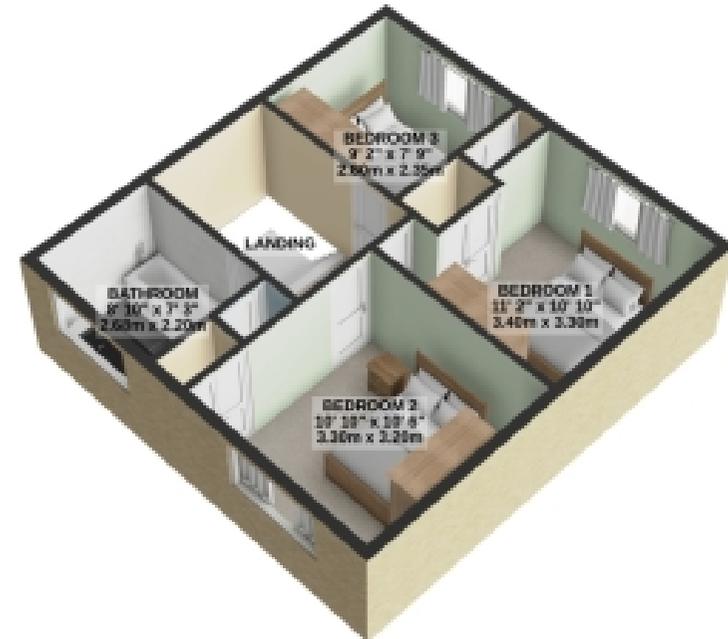


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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SALES AND LETTINGS