



Allan Morris
estate agents

**Amroth Gardens, Berkeley
Beverborne, Worcester.**

3 Amroth Gardens, Berkeley Beverborne, Worcester. WR4 0EP

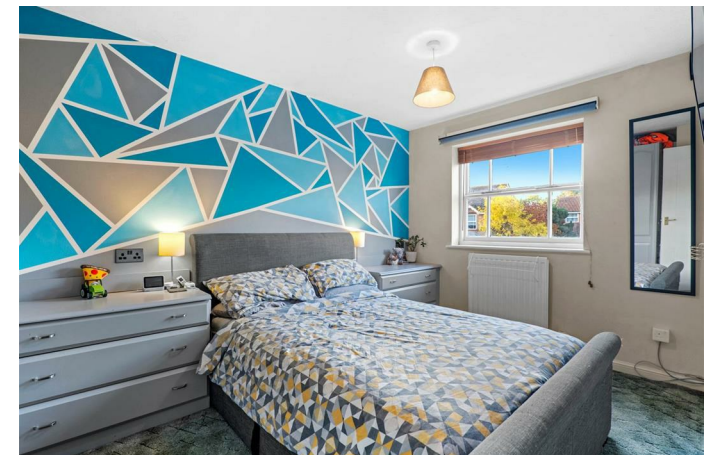
Features

- 3 Bedroom link detached house
- Off road parking and Garaging
- Kitchen/Dining Room to rear with room to extend
- Private rear garden

The property is situated within the sought after area of Warndon Villages, offering easy access to amenities, schooling, hospital, Worcester City and major transport links. Offering well planned accommodation with further potential, together with off road parking, garaging and a very pleasant rear garden.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Sitting Room with bay window to front elevation and good size under stairs storage cupboard, Kitchen/Dining Room with breakfast bar area and door providing access to rear garden. On the first floor: Landing with part boarded loft and ladder, two good size double Bedrooms (one overlooking rear garden), further single Bedroom and modern Family Bathroom fitted in a contemporary style and fully tiled.

Outside: To the front is driveway providing off road parking and single Garage. The rear is of particular note having a very pleasant private garden, with rear access to the Garage and gated side access.

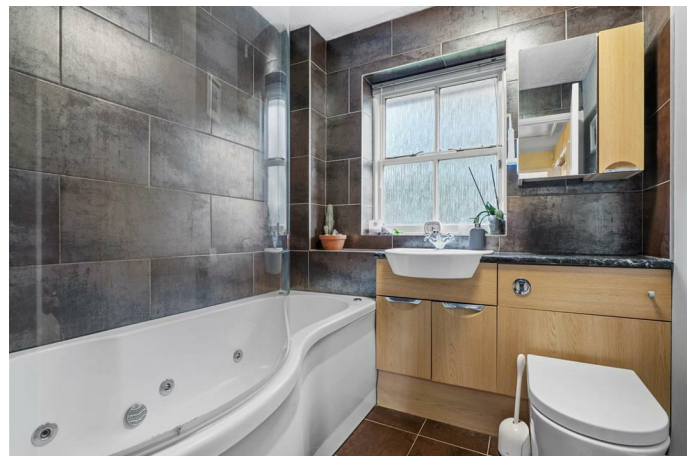




Directions:

From Worcester City centre proceed out along Newtown Road and bear left at the Hospital onto Woodgreen Drive. At the 5th traffic island turn right into Chepstow Avenue, follow the road around and turn left into Tiverton Gardens, continuing onto Amroth Gardens, where number 3 will be found on the left hand side, as indicated by our For Sale board.

WAM 7176



Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

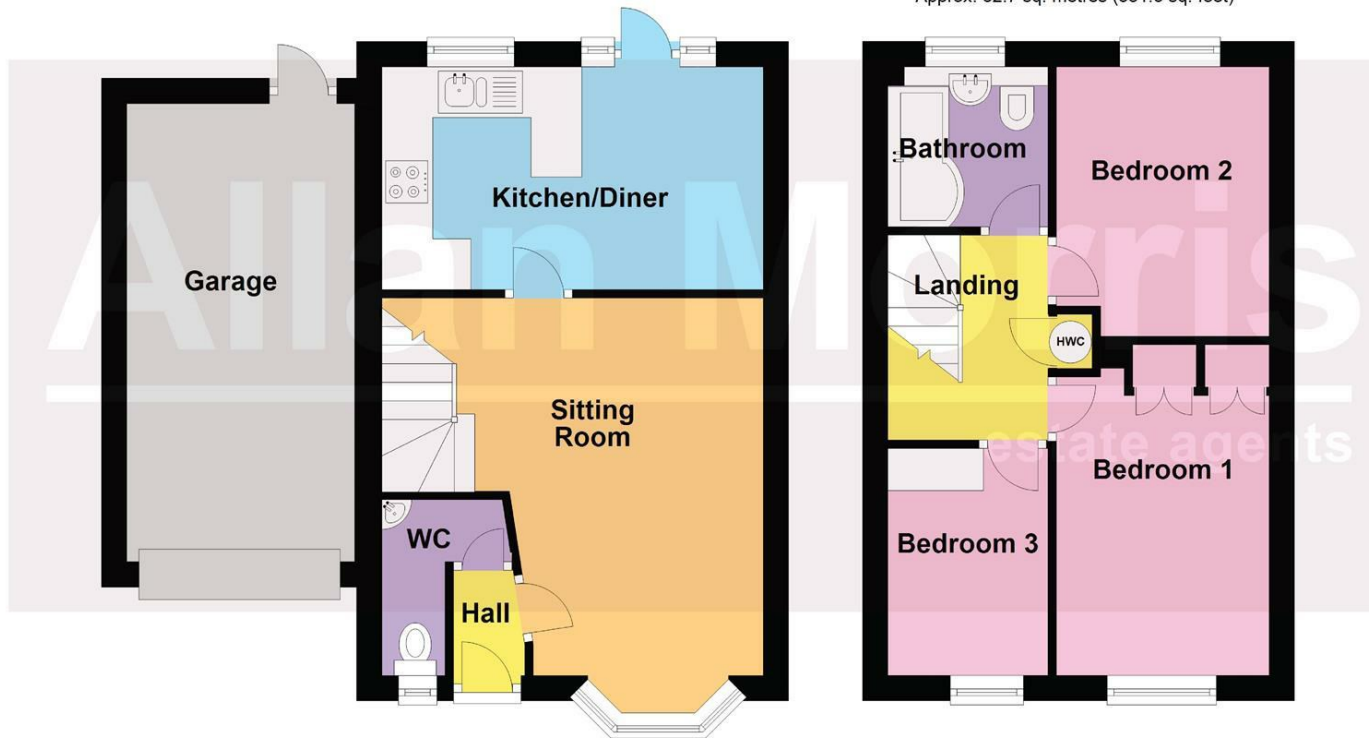


Ground Floor

Approx. 49.3 sq. metres (530.8 sq. feet)

First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

SITTING ROOM:
16'5" x 15'0" maximum (to recess)

KITCHEN / DINING ROOM:
15'2" x 9'2"

BEDROOM 1:
13'2" x 8'4"

BEDROOM 2:
10'11" x 8'5"

BEDROOM 3:
8'10" x 6'5"

BATHROOM:
6'6" x 6'3"

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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk