



Allan Morris
estate agents

Cecil Road, Worcester.

2 Cecil Road, Worcester. WR5 1AX

Features

- Period family home
- 3 Bedrooms
- Modern interior
- Easy access to City centre
- Private enclosed rear garden
- Close to Primary School

A well presented three bedroom end terraced period family home, situated within easy proximity of Worcester City centre.

Accommodation briefly comprises: Sitting Room, Kitchen/Diner, Utility and downstairs Bathroom. On the first floor: Three Bedrooms.

Outside: To the rear is an enclosed private garden with artificial lawn.

LOCATION:

The property is situated within a few minutes walk of Worcester City centre and the wide range of amenities on offer. Very closeby is a popular Primary School, Convenience Store, as well as the historic Fort Royal Park with glorious panoramic views over the City.

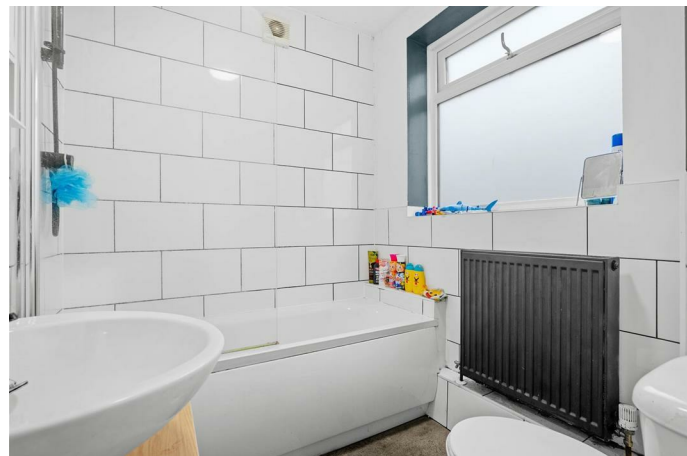




Directions:

From our Allan Morris office in Sidbury take the A38 City Walls Road and at the roundabout turn right. At the next roundabout go straight over onto Tallow Hill, turn right onto Hill Street. Continue along until the road becomes Stanley Road and then take a right hand turn into Cecil Road, where the property will be found on the left hand side, as identified by our For Sale board.

WAM 7246



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B



Ground Floor
Approx. 36.7 sq. metres (394.6 sq. feet)



First Floor
Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 73.2 sq. metres (788.0 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:
12'9" maximum 11'7" minimum x 11'3"

KITCHEN / DINER:
11'2" x 11'1"

UTILITY:
6'7" x 5'9"

BATHROOM:
6'4" x 5'7"

BEDROOM 1:
11'2" x 11'2"

BEDROOM 2:
11'1" x 8'3"

BEDROOM 3:
13'8" x 5'8"

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