



Allan Morris
estate agents

**Laugherne Road, St. John's,
Worcester.**

**84 Laugherne Road, St. John's, Worcester.
WR2 5LS**

Features

- Large 4 bedroom detached family home
- Sought after location with excellent local schooling
- Sitting Room with square bay window to front elevation
- Kitchen/Breakfast Room with pantry off
- Master Bedroom with Shower
- Ample off road parking
- Detached double Garaging and mature gardens

A deceptively spacious four bedroom detached family home with further potential, situated within this sought after area with excellent local schooling, easy access to amenities, Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall, large Sitting Room with feature fireplace and gas fire in situ with square bay window to front elevation, further Reception/Dining Room with open fire and square bay to front elevation, Kitchen/Breakfast Room with pantry store off, leading into Conservatory/Sun Room overlooking rear garden, Utility and downstairs Cloakroom. On the first floor: Large Master Bedroom with Shower, two further Bedrooms (one with En-Suite Bathroom) and Family Bathroom. On the second floor: Large Landing Area ideal for workspace, etc. (if required), further double Bedroom, Office/Study and additional areas/storage.

Outside: To the front is driveway leading to ample off road parking and detached double Garaging, with a mature well planned rear garden, with patio area and further lawn to the front with hedge boundary.

LOCATION:

The property is situated within the sought after of St. John's, within easy reach of local schooling, amenities, Worcester City and major transport links.





Directions:

From Worcester City centre proceed out along New Road and carry straight on over the island into St. John's. Stay in the right hand lane and go straight on over the traffic lights onto the A424 Bromyard Road. Continue along for approximately half a mile and turn right into Comer Road, then take the 3rd left into Laugherne Road, where number 84 can be found on the right hand side, as indicated by our For Sale board.

WAM 7271

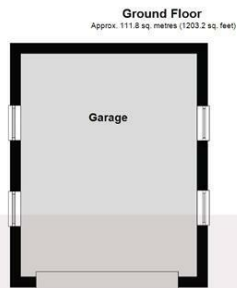


Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: F



Total area: approx. 220.2 sq. metres (2370.4 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:

UTILITY:

8'6" x 5'6"

KITCHEN / BREAKFAST ROOM:

17'4" x 12'1"

WALK-IN PANTRY / STORE:

5'10" x 4'7"

CONSERVATORY:

17'4" x 9'6"

SITTING ROOM:

17'0" x 13'5"

2ND RECEPTION / DINING ROOM:

16'0" into bay x 13'1"

FAMILY BATHROOM:

12'5" x 7'2"

BEDROOM 4:

9'2" x 8'6"

MASTER BEDROOM:

17'0" x 13'5"

BEDROOM 2:

13'1" maximum x 11'9"

EN-SUITE BATHROOM:

8'10" x 4'7"

BEDROOM 3:

13'1" x 9'10"

OFFICE:

9'10" x 6'6"

PLAY AREA / STORAGE:

13'1" x 6'6"

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:

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