



Allan Morris
estate agents

**Mandalay Drive, Norton,
Worcester.**

**52 Mandalay Drive, Norton, Worcester.
WR5 2PL**

Features

- NO ONWARD CHAIN
- Plentiful parking
- Recently re-decorated
- Good size plot
- Large rear garden
- Village location

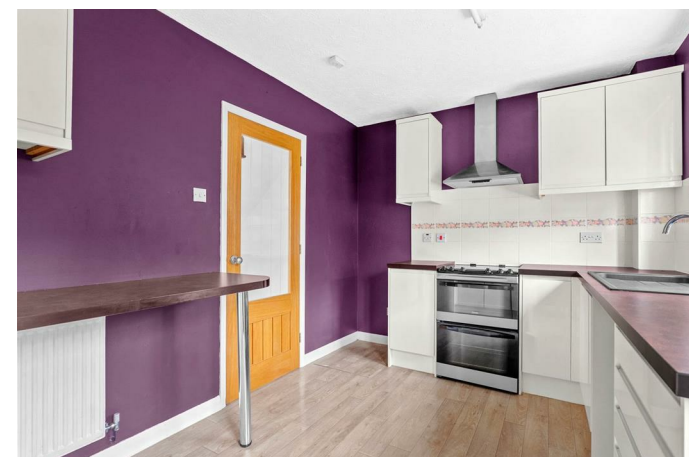
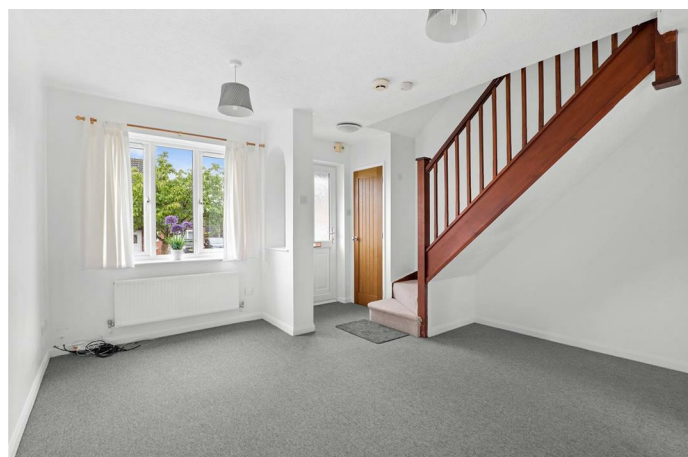
A very well presented and recently re-decorated two bedroom semi detached house, set within a large plot offering scope to extend, if required.

Accommodation briefly comprises: Lounge/Diner, Kitchen. On the first floor: Two Bedrooms and a Bathroom.

Outside: To the front of the property is ample parking for at least three vehicles and a lawned foregarden. The rear of the property benefits from a double width garden enclosed by fencing and has hard standing for a shed.

LOCATION:

The property is located in the heart of the popular Norton area of Worcester offering easy access to Worcester Parkway Railway Station, M5 motorway and back into Worcester City centre.





Directions:

From Worcester City centre take the A38 Bath Road in a southerly direction and proceed to the outskirts of the City. At the traffic island, just past the Ketch Public House, take the first exit onto the A4440 signposted to the M5. At the next traffic island take the third exit into Norton Road and at the next roundabout take the left hand turn into Crookbarrow Road. Continue along for a short distance and bear left into Mandalay Drive. Follow the road for approximately 100 yards and turn right, where number 52 can be found on the right hand side.

WAM 7287



Useful Information:

Tenure: Freehold

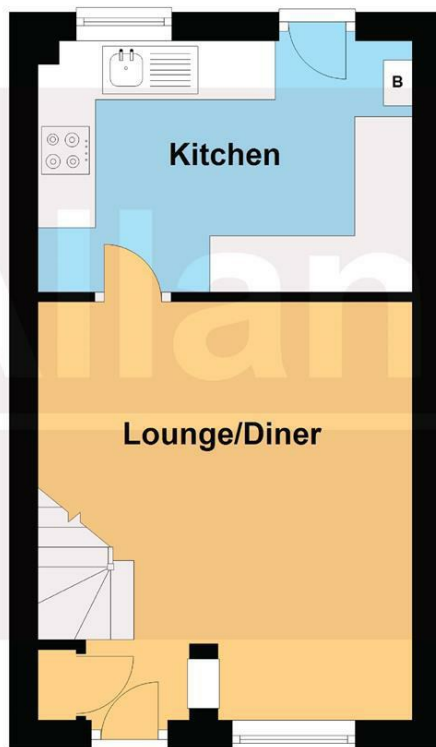
EPC Rating: C

Council Tax Band: B



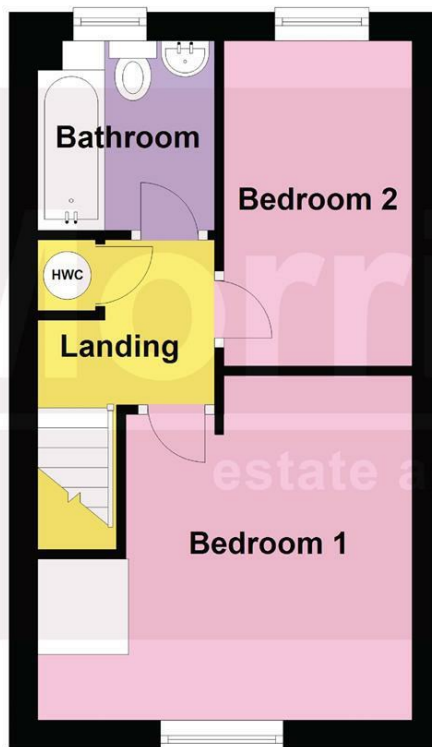
Ground Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 55.7 sq. metres (600.0 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:

LOUNGE / DINER:
14'4" x 12'10"

KITCHEN:
12'10" x 8'8"

BEDROOM 1:
12'10" max x 11'10"

BEDROOM 2:
11'2" 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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