



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

4 Langdale Road, Worcester. WR1 3AJ

£310,000

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A wonderful opportunity to acquire a two bedroom Mews house, situated within this popular North Worcester location just off Barbourne Terrace, with parking and a good size rear garden.

Accommodation briefly comprising: Entrance Hall, larger than average downstairs Cloakroom, Kitchen, Sitting Room/Dining Area with doors to rear garden and patio. First floor: Master Bedroom with En-Suite, further double Bedroom and a Family Bathroom.

Outside: The property benefits from designated off road parking for one car. To the rear is a patio and lawned garden, offering a high degree of privacy.

LOCATION:

The property is located within easy reach of Worcester City, amenities, local schooling, Gheluvelt Park and Pitchcroft Race Course.



Sitting Room/Dining Area - 5m x 4.3m (16'4" x 14'1")

Kitchen - 3.2m x 3m (10'5" x 9'10")

Cloakroom - 2m x 1.8m (6'6" x 5'10")

Bedroom 1 - 5.0m x 4.2m (16'4" x 13'9")

En-suite - 1.9m x 1.7m (6'2" x 5'6")

Bedroom 2 - 3.5m x 3.4m (11'5" x 11'1")

Bathroom - 2.9m x 2.1m (9'6" x 6'10")





Ground Floor
Approx. 41.2 sq. metres (444.0 sq. feet)

First Floor
Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 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.

- Superb North Worcester location
- Sitting Room/Dining Area
- Off road parking
- Easy access to Pitchcroft for walks
- Council Tax Band C
- 2 double bedroom Mews House
- Master bedroom with En-Suite
- Good size rear garden
- No Onward Chain walks



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	