



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Long Meadow, Abberley, Worcestershire. WR6 6FD

£350,000

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An immaculately presented two bedroom detached Bungalow, situated within this sought after village offering local schooling, village shop close by and within easy reach of Worcester City and major transport links.

Accommodation comprising: Entrance Hall with storage, open plan Kitchen, Dining and sitting Room area with double doors to patio, Master Bedroom with En-Suite, further Bedroom and Family Bathroom.

Outside: To the front is ample off road parking and gated access to the rear, with raised patio area and established lawn, hard standing for a shed or hot tub, offering a high degree of privacy.

LOCATION:

The property is situated within the village of Abberley offering local amenities to include village shop and The Elms close by, together with local schooling. Easy access back to Worcester and major transport links.

Sitting/Dining Room/Kitchen - 7.8m x 4.1m (overall) (25'7" x 13'5")

Master Bedroom - 3.3m x 3.2m (10'9" x 10'5")

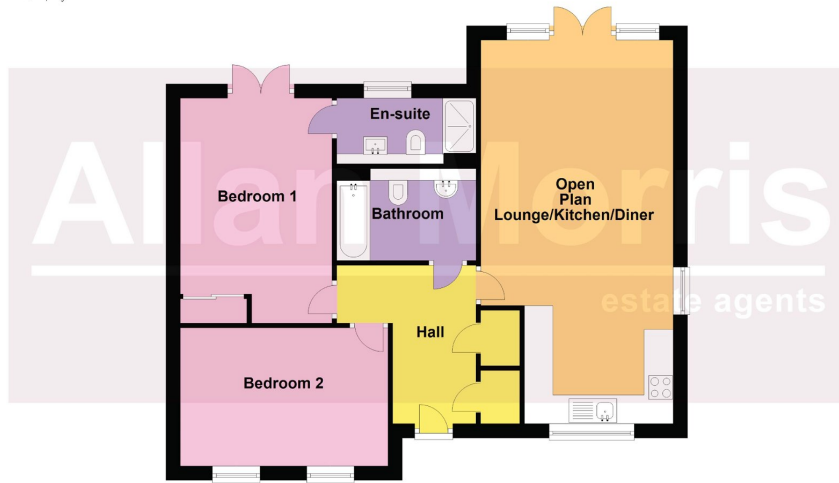
En-suite - 3m x 1.4m (9'10" x 4'7")

Bedroom 2 - 4.4m x 2.8m (14'5" x 9'2")





Ground Floor
Approx. 79.5 sq. metres (855.4 sq. feet)



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

DRAWNUP - 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.

- 2 bedroom detached Bungalow
- Master Bedroom with En-Suite
- EV car charging point
- Council Tax Band D
- Village location
- NHBC guarantee
- Private rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	