



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

15 Gotland Road, Worcester. WR5 2FX

£460,000

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A beautifully presented and spacious four bedroom detached family home, situated in a quiet corner of this popular development.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Living Room, Kitchen/Diner, Utility Room, integral Garage. To the first floor: Master Bedroom with En-Suite, three further Bedrooms and a Family Bathroom.

Outside: To the front of the property is parking for at least three vehicles. The rear garden has been much improved, initially onto a patio area with a further lawned area and offers a high degree of privacy.

Living Room - 5.36m x 3.07m (17'7" x 10'1")

Kitchen/Diner - 6.58m x 3.66m (21'7" x 12'0")

Bedroom 1 - 4.9m x 3.1m (16'1" max x 10'2")

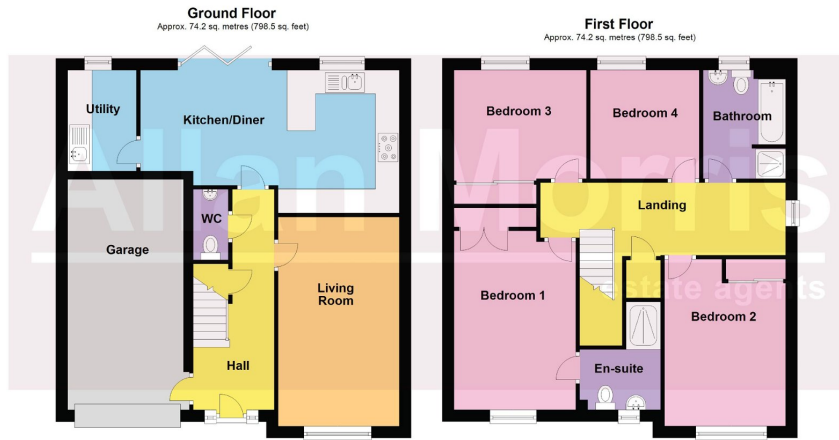
Bedroom 2 - 4.24m x 3.07m (13'11" x 10'1")

Bedroom 3 - 3.63m x 3.4m (11'11" x 11'2")

Bedroom 4 - 2.77m x 2.79m (9'1" x 9'2")

Garage - 5.97m x 3.1m (19'7" x 10'2")





Total area: approx. 148.4 sq. metres (1597.1 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.

- Beautifully presented
- 2 Bathrooms
- Close to transport links
- Close to schooling and amenities
- 4 Bedrooms
- Garaging
- Quiet location
- Council Tax Band F



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(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	