



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Timberdine Avenue, Worcester

£450,000

3 1 2



A traditional style three bedroom detached property, offering well planned and spacious accommodation with further potential to update and extend if required and enjoying a large garden to the rear.

Accommodation briefly comprising: Entrance Hall, Sitting Room with bay window to the front elevation, Dining Room/2nd Reception, good size Kitchen with walk-in Pantry, Utility/Store off with downstairs Cloakroom. To the first floor: Large Master Bedroom with bay window to the front elevation, two further Bedrooms and a Family Shower Room.

Outside: To the front is a generous driveway leading to Carport and single garaging. The rear of the property has a large established and mature garden with Summer House/Workshop.

Sitting Room - 4.6m (to bay) x 4.4m (15'1" x 14'5")

Dining Room/2nd Reception - 4.3m x 4m (14'1" x 13'1")

Kitchen - 3.6m x 3.5m (11'9" x 11'5")

Pantry - 2.4m x 1.2m (7'10" x 3'11")

Utility/Store - 2.5m x 0.9m (8'2" x 2'11")

Bedroom 1 - 4.6m (to bay) x 4m (15'1" x 13'1")

Bedroom 2 - 4.3m x 4m (14'1" x 13'1")

Bedroom 3 - 2.7m x 2.6m (8'10" x 8'6")

Bathroom - 2.7m x 2.4m (8'10" x 7'10")

Summer House/Workshop - 3.5m x 2.7m (11'5" x 8'10")





- No Upward Chain
- Traditional detached 3 bedroom family home
- Bay window to front elevation
- Parking & garaging
- Large rear garden
- Superb location
- Convenient for Worcester City & local schooling
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	