



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

71 Gregorys Bank, Worcester. WR3 8PG

Offers Over £400,000

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A well proportioned and improved four bedroom semi detached family home, situated in a quiet and sought after location along the Worcester canalside, within walking distance to Worcester City centre and easy access to local amenities and schooling.

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

Outside: The property benefits from parking for 2/3 vehicles as well as a single Garage. The front garden has shrub borders and side access to the rear. The rear garden has a patio and further lawned area with a child's play area.

Living Room - 6.22m x 3.56m (20'4" x 11'8")

Kitchen/Diner - 5.84m x 3.86m (19'1" x 12'7")

Conservatory - 2.93m x 2.84m (9'7" x 9'3")

Bedroom 1 - 3.85m x 3.25m (12'7" x 10'7")

En-suite - 2.01m x 1.5m (6'7" x 4'11")

Bedroom 2 - 3.74m x 3.6m (12'3" x 11'9")

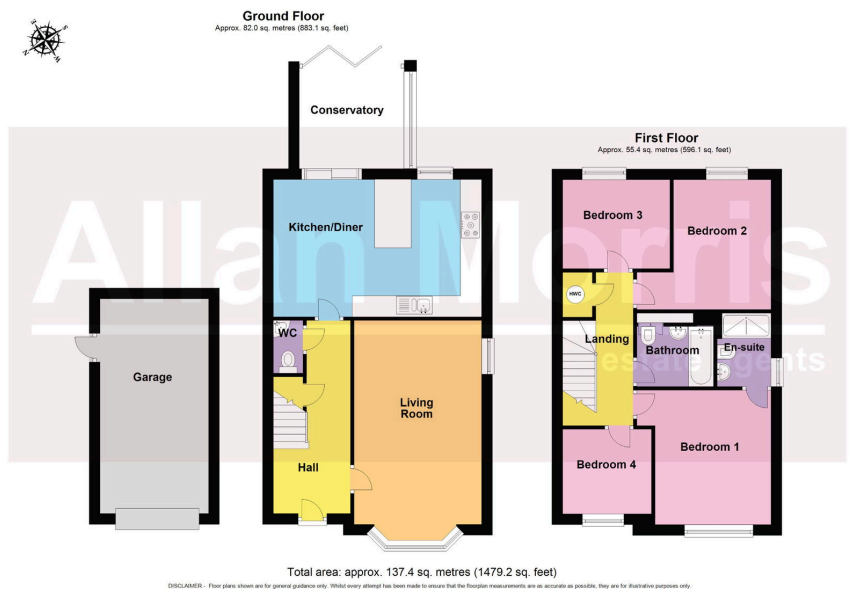
Bedroom 3 - 3m x 2.51m (9'10" x 8'2")

Bedroom 4 - 2.45m x 2.26m (8'0" x 7'4")

Bathroom - 2.1m x 1.81m (6'10" x 5'11")

Garage - 5.98m x 3.14m (19'7" x 10'3")





- 4 Bedrooms
- Conservatory
- South easterly facing garden
- Garage & off road parking.
- Fantastic location
- Close to City centre
- Council Tax Band D



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