



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

68 Portland Street, Worcester. WR1 2NW

Offers Over £240,000

3 1 1



A three bedroom mid terraced period house, situated in a most convenient location within walking distance of Worcester City centre.

Accommodation briefly comprises: Living Room, Kitchen/Diner (with door to Cellar), Rear Porch and downstairs Cloakroom. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Foregarden and enclosed rear Courtyard garden with timber constructed Garden Room.

AGENT'S NOTES: (1) Permit parking is available within the street and those surrounding. (2) The property is subject to a Flying Freehold

LOCATION:

The property is situated along a quiet road close to Worcester City centre, offering a wide range of shops, restaurants, bars, cafes and entertainment. Within a short walk is the River Severn and glorious riverside walks.

Living Room: - 3.63m x 3.25m (11'11" x 10'8")

Kitchen / Diner: - 3.58m x 3.25m (11'9" x 10'8")

Rear Porch: - 2.13m x 1.68m (7'0" x 5'6")

Bedroom 1: - 3.63m x 3.28m (11'11" x 10'9")

Bedroom 2: - 4.6m x 2.49m (15'1" max 11'6" min x 8'2" max)

Bedroom 3: - 3.66m x 1.65m (12'0" x 5'5")

Bathroom: - 2.64m x 1.47m (8'8" x 4'10")

Cellar: - 3.78m x 3.05m (12'5" x 10'0")

Garden Room: - 2.82m x 2.54m (9'3" x 8'4")





Ground Floor
Approx. 59.5 sq. metres (643.5 sq. feet)

First Floor
Approx. 37.4 sq. metres (402.5 sq. feet)

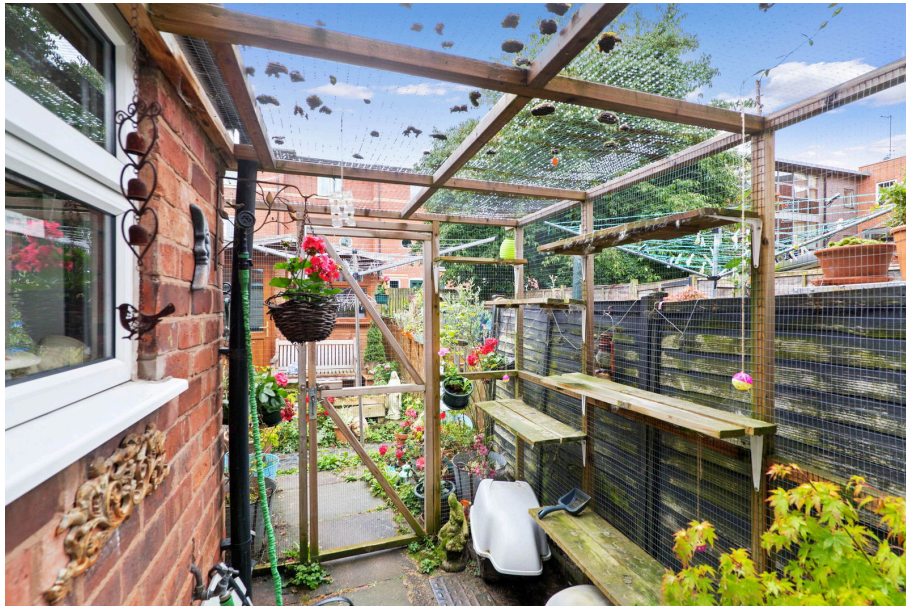
Cellar
Approx. 14.9 sq. metres (160.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 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.

- Terraced Period Home
- 3 Bedrooms
- Independent upstairs Bathroom
- Separate Garden Room
- Courtyard Garden
- Close to City centre



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	