



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

10 Dockeray Avenue, Worcester. WR4 0RX

Offers Over £425,000

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A well presented spacious four bedroom detached family home, offering extensive living accommodation, nestled in this quiet cul-de-sac location.

Accommodation briefly comprises: Entrance Hall, downstairs W.C., Living Room with views to woodland, open-plan Kitchen/Diner with bi-fold doors opening into Conservatory and Utility Room. On the first floor: Master Bedroom with En-Suite, three further Bedrooms and Family Bathroom.

Outside: To the front is parking for several vehicles, attached single Garage and access to rear of the property. The rear garden offers an excellent entertaining space, as well as several raised vegetable and plant borders.

LOCATION:

The property is situated within easy reach of Worcestershire Royal Hospital, M5 Junction 6, local schooling, amenities and further major transport links, as well as community woodland. Warndon Villages also offers easy access back into Worcester City centre.

Living Room: - 4.22m x 4.06m (13'10" x 13'4")

Kitchen / Diner: - 6.48m x 2.9m (21'3" x 9'6")

Conservatory: - 6.96m x 3.4m (22'10" x 11'2")

Utility Room: - 2.11m x 1.55m (6'11" x 5'1")

Bedroom 1: - 4.22m x 3.51m maximum (13'10" x 11'6" maximum)

Bedroom 2: - 3.3m x 3.2m (10'10" x 10'6")

Bedroom 3: - 3.38m x 2.74m (11'1" x 9'0")

Bedroom 4: - 3.28m x 2.06m (10'9" x 6'9")

Bathroom: - 2.08m x 1.88m (6'10" x 6'2")

Garage: - 4.9m x 2.54m (16'1" x 8'4")





- Extensive living accommodation
- 4 Bedrooms
- Garage
- Close to hospital and major transport links
- Well presented
- 2 Bathrooms
- Near to woodland
- Council Tax Band: E



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	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	