



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

25 St. Marys Close, Kempsey, Worcester. WR5 3JX

Offers In Region Of £300,000

3 1 2



A well presented extended three bedroom semi detached family home, situated in a quiet location within the popular village of Kempsey.

Accommodation briefly comprises: Hall, Living Room, Kitchen/Diner, Family Room, Utility and downstairs Cloakroom. On the first floor: Three Bedrooms and refitted Shower Room.

Outside: Gardens to front and rear, as well as Garage and off road parking.

LOCATION:

The property is situated in the heart of the village of Kempsey, which is an extremely popular semi rural village, offering easy access back into Worcester City and with a range of local amenities to include Doctors Surgery, several Public Houses, Village Store and Primary School. Kempsey is also ideally placed for quick access to motorway links via Junction 7 of the M5 and within 10 minutes drive of Worcestershire Parkway Station.

Living Room: - 4.24m x 3.63m (13'11" x 11'11")

Kitchen / Diner: - 4.22m x 3.61m (13'10" x 11'10")

Family Room: - 3.76m x 3.23m (12'4" x 10'7")

Bedroom 1: - 3.89m x 3.63m (12'9" max (rear of wardrobe) x 11'11")

Bedroom 2: - 3.63m x 2.11m (11'11" x 6'11")

Bedroom 3: - 2.54m x 2.06m (8'4" x 6'9")

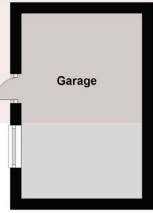
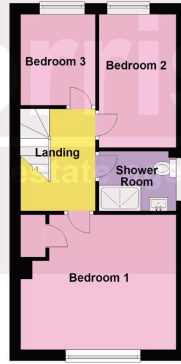




Ground Floor
Approx. 75.1 sq. metres (808.0 sq. feet)



First Floor
Approx. 38.8 sq. metres (418.2 sq. feet)



Total area: approx. 113.9 sq. metres (1226.2 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.

- Extended family home
- 2 Reception Rooms
- Garage and Driveway
- Quiet village location
- Easy access to Worcester and motorway links
- 3 Bedrooms
- Refitted Shower Room
- Private garden
- Popular school catchment
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	