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 **MAYFAIR**
OFFICE GROUP

10 Aycliffe Road, Worcester. WR5 3AZ

Offers Over £425,000

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A much improved and extended two bedroom detached bungalow, situated in a quiet and popular location.

Accommodation briefly comprises: Entrance Hall, fabulous open-plan Kitchen/Dining Area and Living Room, two double Bedrooms and Bathroom.

Outside: To the front is driveway and foregarden. To the rear is a South West facing garden, as well as a Garage.

LOCATION:

The property is located to the South of the City, within a quiet location convenient for access back into the city centre and also to motorway links via Junction 7 of the M5. Also within a short walk is the benefit of Tesco's Super Store, as well as a parade of local shops and local parks.

Kitchen Area: - 4.62m x 4.44m (15'2" x 14'7" max 9'7" min)

Dining Area: - 8.36m x 3m (27'5" x 9'10")

Living Room: - 3.56m x 2.92m (11'8" x 9'7")

Bedroom 1: - 4.65m x 3.58m (15'3" max (into bay) 13'9" min x 11'9")

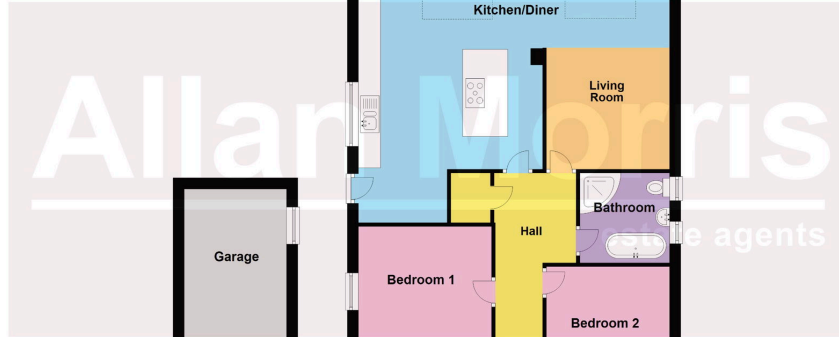
Bedroom 2: - 3.96m x 3.35m (13'0" x 11'0")

Bathroom: - 2.44m x 2.36m (8'0" x 7'9")





Ground Floor
Approx. 115.5 sq. metres (1242.8 sq. feet)



Total area: approx. 115.5 sq. metres (1242.8 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.

- Detached bungalow
- Much improved by current owners
- Stunning open-plan living accommodation
- Bi-fold doors
- Driveway and Garage
- Sunny rear garden
- Quiet and popular location
- Easy access to motorway links
- Council Tax Band D



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	