



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

38 Oakfield Close, Kempsey, Worcester. WR5 3PS

Offers Over £400,000

3 1 1



A three bedroom detached bungalow, situated in a quiet cul-de-sac location within the popular village of Kempsey and offered with NO ONWARD CHAIN.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Dining Room/Bedroom 2, Conservatory, two further Bedrooms and Shower Room.

Outside: Private driveway, single Garage and enclosed gardens.

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: - 5.11m x 4.11m (16'9" x 13'6")

Kitchen: - 4.06m x 3.43m (13'4" x 11'3")

Dining Room / Bedroom 2: - 3.43m x 3.02m (11'3" x 9'11")

Conservatory: 2.57m x 2.49m (8'5" x 8'2")

Bedroom 1: - 3.78m x 3.33m (12'5" x 10'11")

Bedroom 3: - 2.44m x 2.44m (8'0" x 8'0")

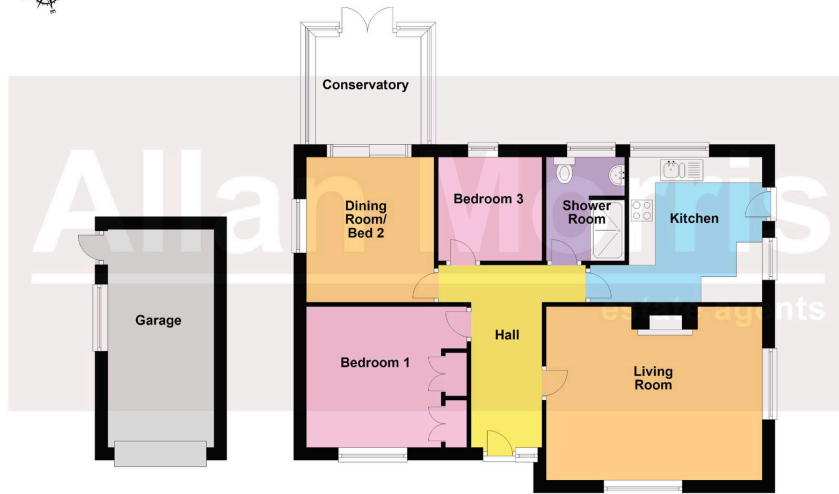
Shower Room: - 2.44m x 1.85m (8'0" x 6'1")

Garage: - 5.16m x 2.51m (16'11" x 8'3")





Ground Floor
Approx. 90.8 sq. metres (977.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 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.

- Detached Bungalow
- 3 Bedrooms
- Driveway and Garage
- Generous private garden
- Quiet cul-de-sac location
- Popular Village
- NO ONWARD CHAIN
- Council Tax Band: D
- Potential to extend/create further accommodation in roof space



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(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	