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estate agents

 **MAYFAIR**
OFFICE GROUP

11 Ellison Avenue, Worcester. WR2 6EG

Offers In Region Of £260,000

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A super opportunity to acquire a three bedroom semi detached family home, situated in this sought after location with local schooling and amenities close by together with easy access into Worcester City and major transport links. The property is offered with the benefit of No Onward Chain and has recently been re-decorated, re-carpeted and updated throughout.

Accommodation comprising: Entrance Porch, good size Sitting Room, modern Kitchen/Dining Area with door to the rear. On the first floor: There are three Bedrooms and a Family Bathroom with part mermaid boarding and tiling with shower over.

Outside: There is ample off road parking for two vehicles onto a block paved driveway with gated side access. The rear of the property has a further block paved patio area, lawn and shed.

Sitting Room - 4.5m x 4m (14'9" x 13'1")

Kitchen/Dining Area - 4.5m x 3.2m (14'9" x 10'5")

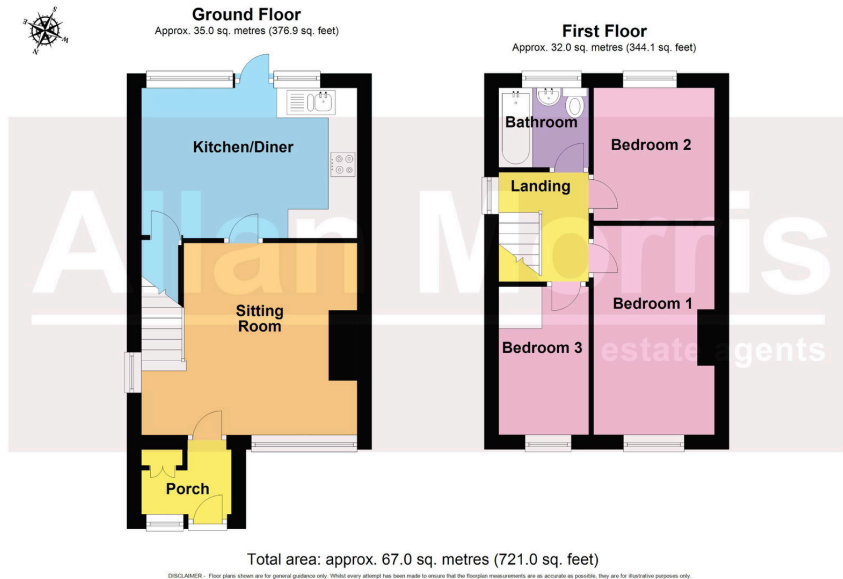
Bedroom 1 - 4.3m x 2.6m (14'1" x 8'6")

Bedroom 2 - 2.9m x 2.6m (9'6" x 8'6")

Bedroom 3 - 2.3m max x 1.8m (7'6" x 5'10")

Bathroom - 1.8m x 1.7m (5'10" x 5'6")





- No Onward Chain
- Sought after location
- Ample off road parking via block paved driveway
- Refurbished throughout to include new carpets & flooring
- 3 bedroom semi detached house
- Easy access to local schooling & amenities
- Rear patio & garden
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	