



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

52 Elbury Park Road, Worcester. WR4 9BH

Offers In Region Of £350,000

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A great opportunity to acquire a four bedroom detached dormer bungalow, situated within easy reach of local amenities, Worcester City, schooling and major transport links, with the benefit of off road parking, garaging and an extensive and mature rear garden.

Accommodation briefly comprising: Entrance Porch, Hall, open-plan large Sitting Room/Dining Area to the rear with double glazed doors onto rear patio, Kitchen, two downstairs Bedrooms with bay fronted windows and downstairs Bathroom with Victorian taps and hand shower over. To the first floor: Master Bedroom with En-Suite and a further Bedroom.

Outside: Ample off road parking via a block paved and gravelled driveway, leading to single Garage. To the rear of the property is a large patio leading onto a well stocked, mature garden.

Sitting Room / Dining Area - 8.5m x 7.5m max 5.2 min (27'10" x 24'7")

Kitchen - 4.1m x 1.8m (13'5" x 5'10")

Downstairs Bathroom - 3m x 1.7m (9'10" x 5'6")

Downstairs Bedroom 3 - 3.3m x 2.9m (10'9" x 9'6")

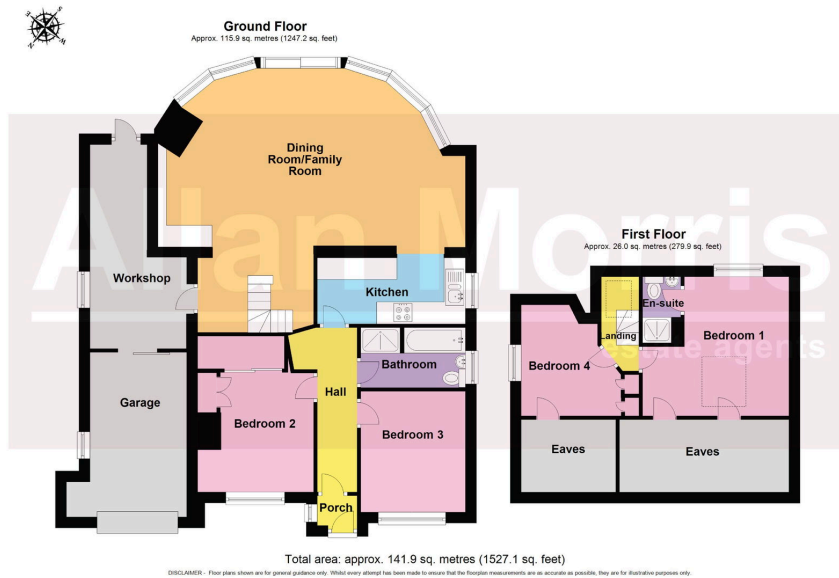
Downstairs Bedroom 2 - 4.4m x 3.2m (14'5" x 10'5")

Bedroom 1 - 4m x 3.9m (13'1" x 12'9")

En-Suite - 1.8m x 1.1m (5'10" x 3'7")

Bedroom 4 - 2.6m x 2.6m (8'6" x 8'6")





- NO ONWARD CHAIN
- Large Sitting Room/Dining Area to the rear
- Off road parking & Garaging
- Council Tax Band: D
- Deceptively spacious 4 bedroom detached dormer Bungalow
- Further potential
- Extensive and mature rear garden



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		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	