



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

260 Ombersley Road, Worcester. WR3 7HB

£270,000

3 2 2



A fantastic chance to acquire a substantial period property inviting modernisation and offering much potential, situated in this popular North Worcester area.

Accommodation briefly comprising: Entrance Hall, Sitting Room, Dining Room, Kitchen, Lobby, downstairs Bathroom and Lean To leading out to garden. Basement Level: There is a Cellar with two further Cellar spaces. To the first floor: Landing, En-Suite leading to Bedroom 1 and two double Bedrooms.

Outside: To the front of the property is a gravelled area with potential to make into a larger driveway. The rear garden is a generous size with further outbuildings.

LOCATION: The property is situated in North Worcester offering easy access to local schooling, major transport links and back into the City centre as well as a host of local amenities and shops.

Sitting Room - 4.75m x 4m (15'7" max x 13'1")

Dining Room - 3.93m x 3.35m (12'10" max x 10'11")

Kitchen - 3.62m x 3.52m (11'10" x 11'6")

Utility Room - 2.74m x 0.81m (8'11" x 2'7")

Cloakroom - 2.45m x 1.71m (8'0" x 5'7")

Bedroom 1 - 3.98m x 3.71m (13'0" x 12'2")

Bedroom 2 - 4.01m x 3.35m (13'1" x 10'11")

Bedroom 3 - 3.65m x 3.62m (11'11" x 11'10")

Bathroom - 3.71m x 1.18m (12'2" x 3'10")





- Much potential
- Requiring modernisation
- Substantial semi detached property
- 3 double Bedrooms
- Large garden
- Off road parking
- Council Tax Band D
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	