



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

225 Worcester Road, Droitwich, Worcestershire. WR9 8AT

£325,000

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A very well maintained two bedroom semi detached Bungalow enjoying a generous plot, situated in the popular town of Droitwich.

Accommodation briefly comprising: Entrance Hall, Kitchen, Utility Room, Lounge/Diner, two double Bedrooms, Bathroom, side Porch and separately accessed Summer House/Home Office.

Outside: To the front is a generous driveway providing parking for several vehicles and to the rear is a glorious, private garden.

#### LOCATION:

The property is located in the popular town of Droitwich, offering many amenities, including shops, pubs and cafes, as well as the historic Droitwich Spa Lido and park. The property also benefits from easy access to motorway links via Junction 5 of the M5.

**Kitchen** - 3.66m x 2.74m (12'0" x 8'11")

**Utility Room** - 3.2m x 1.75m (10'6" x 5'8")

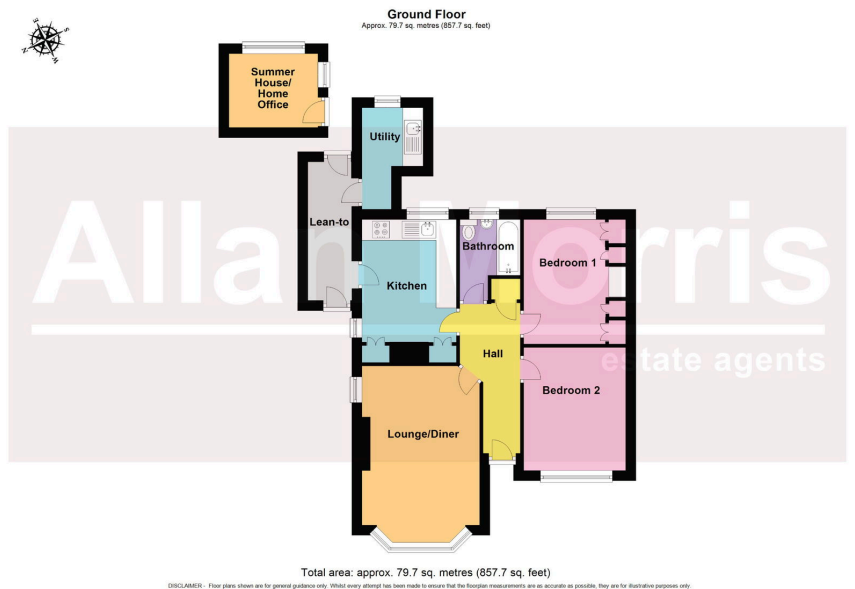
**Lounge / Diner** - 5.23m x 3.45m (17'2" x 11'4" max 11'2" min)

**Bedroom 1** - 3.68m x 2.97m (12'1" x 9'9")

**Bedroom 2** - 3.58m x 2.97m (11'9" x 9'9")

**Summer House / Home Office** - 2.57m x 2.18m (8'5" x 7'2")





- 2 Bedroom semi detached bungalow
- Very well presented accommodation
- Summer House/Home Office
- Driveway
- Generous private rear garden
- Close to bus stop
- Easy access to town centre
- NO ONWARD CHAIN
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	