



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



84 Barnes Way, Worcester. WR5 3AP

£265,000

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A very well presented three bedroom terraced home, situated in this sought after area offering well planned and flexible accommodation, within easy reach of Worcester City, local schooling and major transport links.

Accommodation comprising: Entrance Porch leading into Hall, good size Sitting Room with living flame fire, open plan Kitchen/Dining Room, understairs storage. To the first floor: Two good size double Bedrooms, a further Bedroom and Family Bathroom.

Outside: To the front of the property is a good size garden and to the rear is a very pleasant, private garden with access to en-bloc garage and parking.

LOCATION: The property is found in this popular area of Worcester within easy reach of local schooling, Worcester City and major transport links. There is easy access via walk-way to Tescos, local park and shops.

**Porch** - 1.7m x 1.2m (5'6" x 3'11")

**Sitting Room** - 4.5m x 4.2m (14'9" x 13'9")

**Kitchen/Dining Room** - 5.3m x 2.8m (17'4" x 9'2")

**Bedroom 1** - 3.7m x 3m (12'1" x 9'10")

**Bedroom 2** - 3.7m x 3m (12'1" x 9'10")

**Bedroom 3** - 2.3m x 2m (7'6" x 6'6")

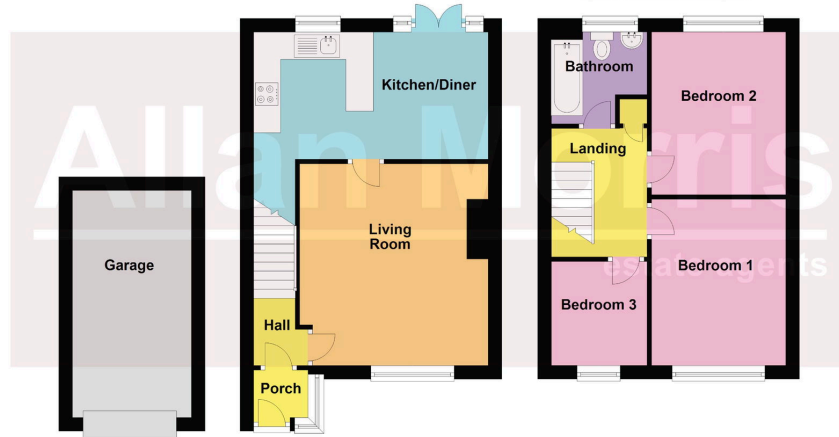
**Bathroom** - 2.1m x 2m (6'10" x 6'6")





**Ground Floor**  
Approx. 52.6 sq. metres (565.7 sq. feet)

**First Floor**  
Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 90.6 sq. metres (975.1 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.

- Immaculately presented 3 bedroom terraced house
- Good size Sitting Room
- Double opening doors from Kitchen/Dining Area
- Pleasant rear garden
- Garaging & Parking
- Council Tax Band C

