



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

17 Britannia Square, Worcester. WR1 3DG

£595,000

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A rare opportunity to acquire a Grade II Listed four bedroom Georgian town house, situated in a highly sought after location and inviting further room for enhancement.

Accommodation briefly comprises: Porch, Hall giving access down to Cellar, Living Room, Dining Room, Kitchen, Utility Area, downstairs Cloakroom and Rear Lobby. On the first floor: Two Bedrooms (one with En-Suite Shower Room) and Family Bathroom. On the second floor: Two further double Bedrooms.

Outside: To the front is private part walled garden. To the rear is fully enclosed courtyard garden with Carport area and access out to the rear lane via bi-folding wooden doors.

LOCATION: The property is located in one of Worcester's finest and most sought after locations. Whilst wonderfully quiet it is within a stone's throw of Worcester City centre and its wide range of amenities, as well as ideally placed for glorious walks around Worcester Racecourse and along the River Severn. Access can also be gained easily to motorway links via Junction 6 of the M5.

Living Room: - 4.42m x 3.68m (14'6" max (to bay) 12'0" min x 12'1")

Dining Room: - 3.66m x 3.38m (12'0" x 11'1")

Kitchen: - 5.72m x 3.25m (18'9" max 10'5" min x 10'8")

Cellar: - 4.34m x 3.56m (14'3" maximum x 11'8" maximum)

Bedroom 1: - 4.44m x 3.66m (14'7" max (into bay) x 12'0" max)

Bathroom: - 2.29m x 2.06m (7'6" x 6'9")

Bedroom 2: - 3.66m x 3.38m (12'0" x 11'1")

En-Suite Shower Room: - 2.57m x 2.06m (8'5" x 6'9")

Bedroom 3: - 3.66m x 3.58m (12'0" x 11'9")

Bedroom 4: - 3.38m x 3.12m (11'1" x 10'3")





- Grade II Listed Georgian Town House
- 2 Reception Rooms
- Carport to rear
- Highly sought after location
- 4 Double Bedrooms
- Gardens to front and rear
- Benefit of Permit Parking
- Easy access to city centre

