






Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

36 Victoria Street, Worcester. WR3 7BD

Offers In Region Of £477,000

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A well presented detached property, situated within this sought after area of North Worcester.

Accommodation briefly comprises: Entrance Hall, Sitting Room with feature fireplace and bay fronted window, Dining Room with bay fronted window and feature wood burner, Kitchen/Breakfast Room with doors to rear, Utility, Study/Office, downstairs Cloakroom and Cellar. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Ample off road parking and side gated access. The rear of the property has a good size patio area, leading to an established and well maintained lawn, with raised decked area with beautiful magnolia tree and further lawn, offering a fair degree of privacy.

LOCATION:

The property is within easy reach of local amenities and schooling, together with Worcester City and major transport links.



Sitting Room: - 4.3m x 3.7m (14'1" x 12'1")

Dining Room: - 4.2m (to bay) x 3.7m (13'9" (to bay) x 12'1")

Kitchen / Dining Area: - 3.7m x 3.2m (12'1" x 10'5")

Study: - 4m x 2.2m (13'1" x 7'2")

Utility Room: - 2.5m x 2m (8'2" x 6'6")

Cellar: - 4.2m x 3.7m (13'9" x 12'1")

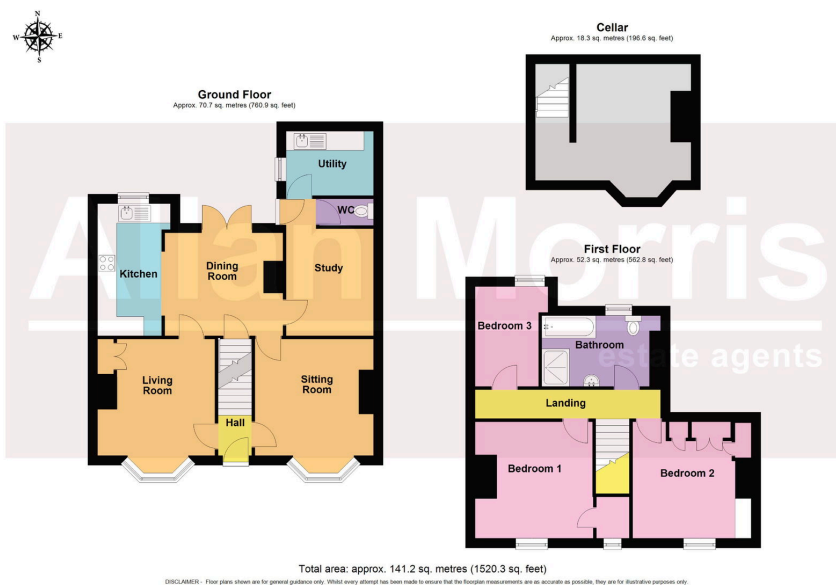
Bedroom 1: - 3.7m x 3.7m (12'1" x 12'1")

Bedroom 2: - 3.7m x 3.7m (12'1" x 12'1")

Bedroom 3: - 3m x 2.3m (9'10" x 7'6")

Bathroom: - 3.6m x 2.2m (11'9" x 7'2")





- 3 Bedroom detached period property
- Sitting Room with bay window to front elevation
- Dining Room with wood burner
- 2 Further Bedrooms + Family Bathroom
- Ample off road parking
- Sought after North Worcester location
- Kitchen/Dining Area with doors to rear garden
- Master Bedroom with robes and fireplace
- Large garden
- NO ONWARD CHAIN

