



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



34 Arboretum Road, Worcester. WR1 1ND

£285,000

3 1 2





A spacious three bedroom mid terrace period family home, situated in the popular Arboretum area of Worcester, within walking distance of the city centre.

Accommodation briefly comprises: Entrance Hall with door off to spacious Cellar, Living Room, Dining Room and Kitchen. On the first floor: Three double Bedrooms and Family Bathroom.

Outside: To the front is foregarden, with the potential to create off road parking (if required/subject to dropped kerb approval). To the rear is a fully enclosed private garden.

#### LOCATION:

The property is located in the ever popular Arboretum area of Worcester, ideally placed within walking distance of the city centre and 2 mainline Railway Stations, offering direct links to Birmingham and London.

**Living Room:** - 4.34m x 3.68m (14'3" x 12'1")

**Dining Room:** - 3.89m x 3.73m (12'9" x 12'3")

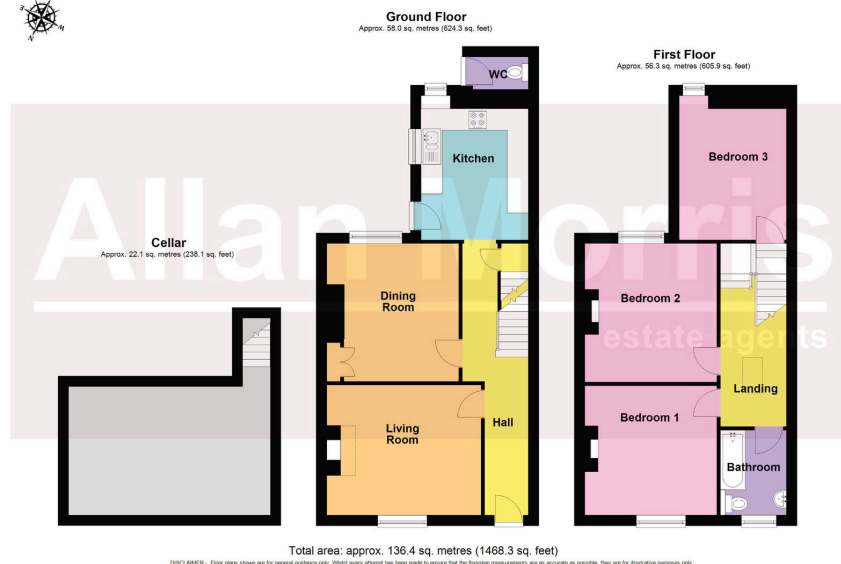
**Kitchen:** - 4.09m x 3.02m (13'5" x 9'11")

**Bedroom 1:** - 3.73m x 3.66m (12'3" x 12'0")

**Bedroom 2:** - 3.91m x 3.73m (12'10" x 12'3")

**Bedroom 3:** - 4.09m x 3.02m (13'5" x 9'11")





- Spacious period family home • 3 Double Bedrooms
- 2 Reception Rooms • Rear garden
- Potential to create parking to the front • Loft ideal for conversion
- Close to City centre • Council Tax Band: C

