



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Primrose House, 13 Chestnut Walk, Worcester. WR1 1PR

Guide Price £450,000

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A period terraced family home, offering well proportioned and well maintained characterful accommodation, situated in a convenient central location, with off road parking and private courtyard garden, enjoying a south westerly aspect. The location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Dining Room, Kitchen Breakfast Room, Cloakroom, three double Bedrooms, Family Bathroom and Utility/Laundry Room (accessed via the courtyard garden).

Outside: To the front of the property is a part walled foregarden with shrub border and mono block driveway providing off road parking for 2 cars, in turn accessing the front door. To the rear of the property is an enclosed walled courtyard garden, with shrub borders, mono block seating area and access to Utility/Laundry Room, potting shed, gated rear pedestrian access and a south westerly aspect.

Lounge: - 4.65m maximum x 3.56m (15'3" maximum x 11'8")

Dining Room: - 4.52m into bay x 3.58m (14'10" into bay x 11'9")

Kitchen Breakfast Room: - 4.42m x 2.97m (14'6" x 9'9")

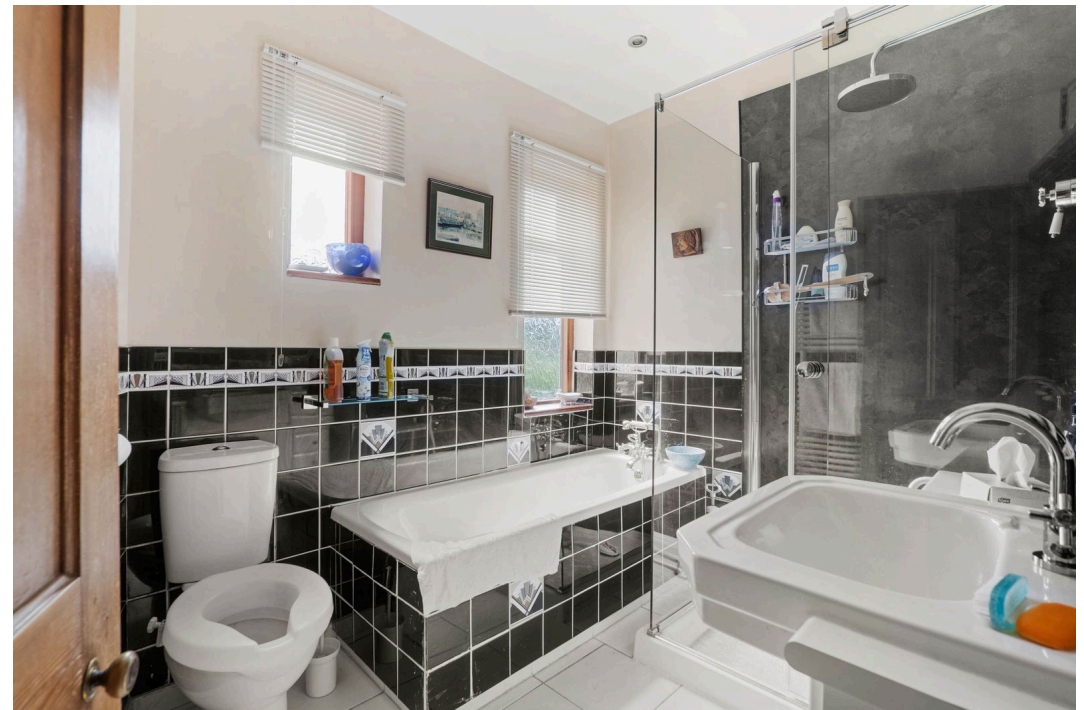
Utility / Laundry Room: - 4.06m x 2.95m (13'4" max 10'1" min x 9'8")

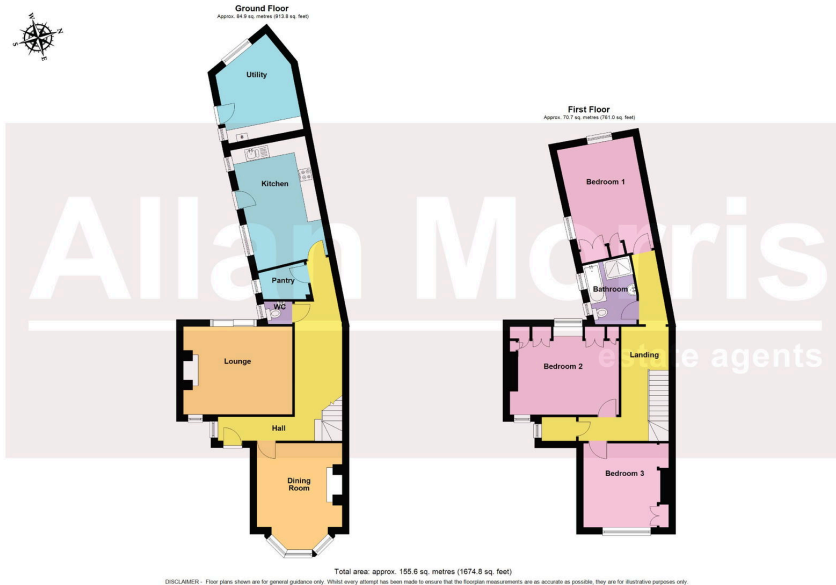
Bedroom 1: - 4.98m x 3.3m (16'4" x 10'10")

Bedroom 2: - 3.58m x 3.23m (11'9" x 10'7")

Bedroom 3: - 4.67m x 3m (15'4" x 9'10")

Bathroom: - 2.77m x 2.03m (9'1" max 7'6" min x 6'8")





- A Period terraced family home
- 2 Off road parking spaces
- Well proportioned & well maintained characterful accommodation
- Private courtyard garden with south westerly rear aspect
- Convenient central location
- Viewing highly recommended

