



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



37 Haines Avenue, Worcester. WR4 0DG

Guide Price £230,000

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A modern end terraced home, offering well presented and well proportioned accommodation, situated at the head of a quiet cul-de-sac in this popular residential development.

Accommodation comprising: Entrance Hall, Kitchen/Breakfast Room, Lounge and Conservatory. On the first floor: Master Bedroom with En-Suite, further Bedroom and Bathroom.

Outside: To the front of the property is a canopy porch with outside courtesy light accessing the front door. To the rear is an enclosed fenced garden, predominantly laid to lawn with shrub beds and borders, patio area, gated rear pedestrian access from 2 allocated car parking spaces.

#### LOCATION:

The location provides easy access to the City centre and national road and rail networks.

**Lounge** - 3.58m x 4.14m (11'9" x 13'7")

**Kitchen/Breakfast Room** - 3.58m x 3.84m (11'9" x 12'7")

**Conservatory** - 2.24m x 2.49m (7'4" x 8'2")

**Bedroom 1** - 3.68m x 3m (12'1" x 9'10")

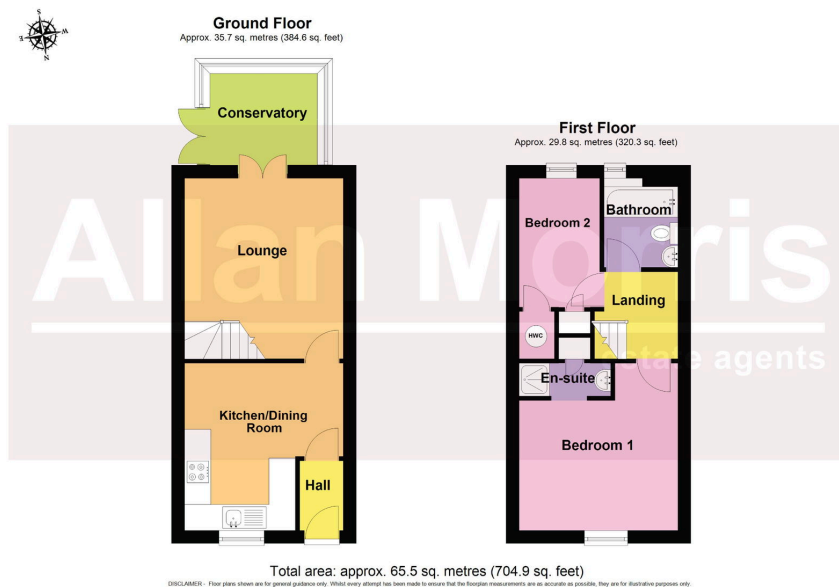
**En-suite** - 2.06m x 0.74m (6'9" x 2'5")

**Bedroom 2** - 2.95m x 1.88m (9'8" x 6'2")

**Bathroom** - 1.83m x 1.68m (6'0" x 5'6")







- Modern end terraced 2 bedroom home
- Quiet cul-de-sac location
- No Onward Chain
- Council Tax Band B
- Central heating & sealed unit double glazing
- Popular and sought after residential area
- Viewing highly recommended

