



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

39 Prestwich Avenue, Worcester. WR5 1QF

Guide Price £265,000

3 1 2



A traditional terraced family home, offering superbly presented and well proportioned accommodation, with a private rear garden, 2 off road car parking spaces, situated in the popular and sought after residential area of Worcester. The location provides easy access to the city centre, local schooling, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge Dining Area, Kitchen, Utility, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned foregarden with shrub border and gated pathway leading to the front door. At the end of the terrace there is a shared rear vehicular access, leading to the 2 off road parking spaces. To the rear of the property is a lawned garden, with shrub beds and borders, paved patio area, outside courtesy light, outside security light, outside cold water tap, outside power point, private westerly rear aspect.

Lounge Dining Room: - 7.26m into bay x 4.83m (23'10" into bay x 15'10")

Kitchen: - 4.37m x 2.79m (14'4" x 9'2")

Utility: - 2.34m x 1.96m (7'8" x 6'5")

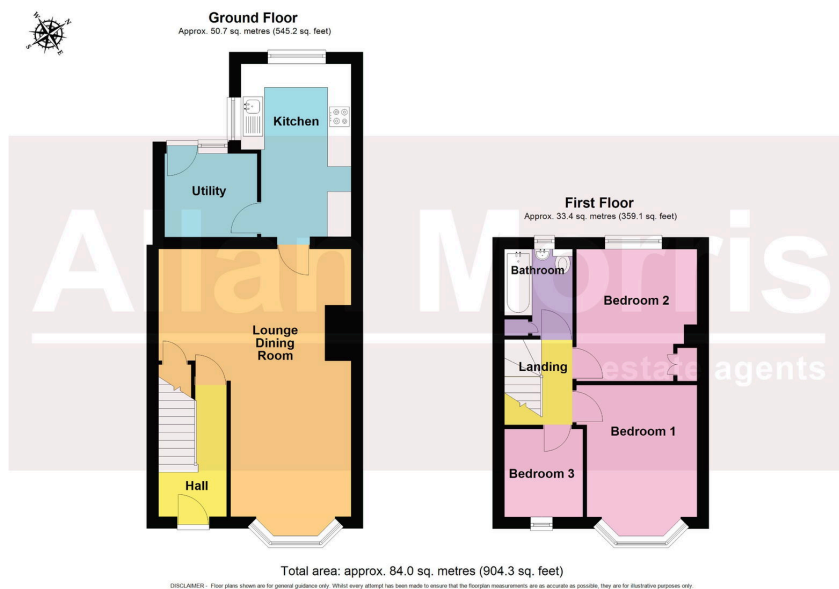
Bedroom 1: - 4.06m x 2.97m (13'4" x 9'9")

Bedroom 2: - 3.38m x 2.97m maximum (11'1" x 9'9" maximum)

Bedroom 3: - 2.24m x 1.93m (7'4" x 6'4")

Bathroom: - 2.18m x 1.7m (7'2" x 5'7")





- Traditional terraced family home
- Central heating and double glazing
- Superbly presented and well proportioned accommodation
- Private westerly rear garden aspect
- Popular and sought after residential area
- Viewing highly recommended

