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 **MAYFAIR**
OFFICE GROUP

30 Leabank Drive, Bevere, Worcester. WR3 7QZ

Guide Price £240,000

3 1 1



An end terrace family home, offering well proportioned accommodation with great scope for improvement/modernisation, situated within this highly sought after residential area of Worcester.

Accommodation briefly comprises: Porch, Entrance Hall, Lounge Dining Room, Kitchen, Store/Cloakroom, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned foregarden with shrub border, driveway providing off road parking, in turn accessing the front door, single Garage (with up and over door and light) and a gated side/rear pedestrian access. To the rear of the property is a predominantly lawned garden, with shrub borders, paved patio area, all enjoying a private southerly facing aspect.

LOCATION:

'Leabank Drive' is situated in the highly sought after residential area of Bevere. The location provides easy access to good local schooling, the city centre, national road and rail networks.

Kitchen: - 3.51m x 2.08m (11'6" x 6'10")

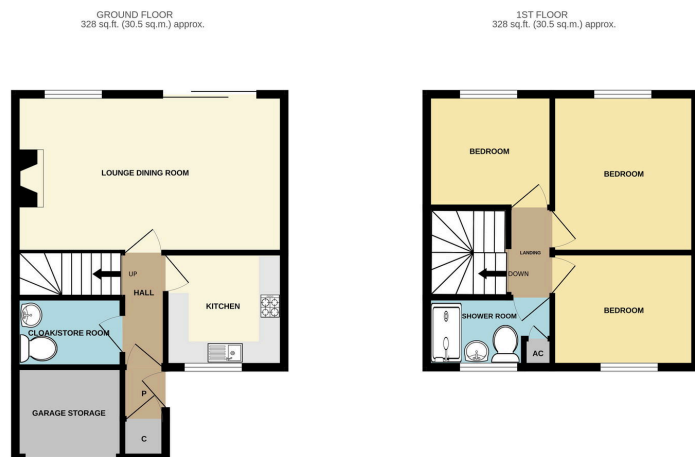
Lounge: - 5.61m x 3.28m (18'5" x 10'9")

Bedroom 1: - 4.29m x 2.62m (14'1" x 8'7")

Bedroom 2: - 3.38m x 2.87m (11'1" x 9'5")

Bedroom 3: - 2.62m x 2.57m (8'7" x 8'5")





TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- NO ONWARD CHAIN
- UPVC double glazing & electric heating
- Popular and sought after residential area
- Private southerly rear aspect
- Great scope for improvement/modernisation
- Council Tax Band: C
- Viewing highly recommended

