



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

15 Riverview Close, St. John's, Worcester. WR2 6DB

Offers Over £300,000

3 1 4



A 3/4 bedroom semi detached family home, inviting some updating, situated in a popular location to the West of Worcester City.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, downstairs Bedroom/Family Room, Study and downstairs Cloakroom. On the first floor: Three Bedrooms, Bathroom and separate Cloakroom.

Outside: The property benefits from gardens to front, side and generous garden to rear, split into 2 sections, with the further benefit of Garage to the very rear.

AGENT'S NOTE: Part of the ground floor accommodation lends itself to conversion to an Annexe, if required.

LOCATION:

The property is located to the West of Worcester City along a quiet and popular road. Within easy reach are a number of amenities and popular schools, as well as glorious riverside and countryside walks. Within a short walk is the Kepax bridge, giving quick access to Gheluvelt Park and further amenities.

Living Room: - 4.09m x 3.48m (13'5" x 11'5")

Dining Room: - 3.4m x 2.9m (11'2" x 9'6")

Kitchen: - 3.38m x 2.51m (11'1" x 8'3")

Family Room / Downstairs Bedroom: - 3.28m x 3.1m (10'9" x 10'2")

Study: - 2.44m x 2.34m (8'0" x 7'8")

Bedroom 1: - 4.11m x 3.18m (13'6" x 10'5")

Bedroom 2: - 3.4m x 3.1m (11'2" x 10'2")

Bedroom 3: - 2.87m x 2.26m (9'5" x 7'5")

Bathroom: - 2.54m x 1.45m (8'4" x 4'9")





- 3/4 Bedroom semi detached family home
- Requiring modernisation
- Popular location & school catchment
- NO ONWARD CHAIN
- Potential Annexe accommodation
- Generous plot
- Garage
- Council Tax Band: C

