



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

34 St. Andrews Road, Pershore, Worcestershire. WR10 1LT

Offers In Region Of £290,000

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A wonderful opportunity to acquire a spacious three bedroom terraced home, situated in this sought after location, within easy reach of Pershore town. The property has been updated throughout recently to provide a lovely family home.

Accommodation briefly comprises: Entrance Hall, Sitting Room with open fireplace, modern Kitchen/Dining Area with understairs storage, Cloakroom and access to side. On the first floor: Large Bedroom 1, two further Bedrooms and Family Bathroom with modern shower over bath.

Outside: To the front is off road parking and Garaging, leading to a large established garden with fruiting trees, lawned areas, greenhouse and shed.

LOCATION:

The property is located within easy reach of Pershore town, with amenities to include pubs, cafes, supermarkets, etc., together with local schooling and Abbey Park. Also within easy reach of Worcestershire Parkway Railway Station, Worcester City and major transport links.

Sitting Room: - 5.4m x 3.5m (17'8" x 11'5")

Kitchen / Dining Area: - 5.3m x 4.5m (17'4" x 14'9" max 10'2" min)

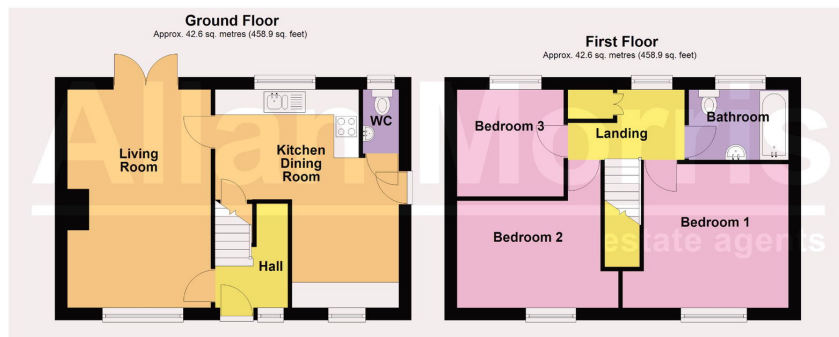
Bedroom 1: - 4m x 3.6m (13'1" x 11'9")

Bedroom 2: - 4.1m x 3.5m (13'5" x 11'5" maximum)

Bedroom 3: - 2.6m x 2.6m (8'6" x 8'6")

Family Bathroom: - 2.4m x 1.7m (7'10" x 5'6")





Total area: approx. 85.3 sq. metres (917.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- NO ONWARD CHAIN
- Superb location close to schools
- Easy access to Abbey Park
- Modern Kitchen/Dining Area
- Large garden, parking & garaging
- 3 Bedrooms
- Spacious accommodation
- Council Tax Band: C

