

# Allan Morris

estate agents

NEW

Details Approved

Signed .....

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Date .....



## Wadborough Road, Wadborough

A superb barn conversion situated in the village of Wadborough conveniently situated for access to Worcester and Pershore. The accommodation comprises: will be newly redecorated throughout and will have new carpets fitted, entrance hall, cloakroom, kitchen diner (will have new flooring) with range style oven, dishwasher and fridge freezer, sitting room with french doors, master bedroom with ensuite, good sized double bedroom, single



£1,850 PCM

	EPC graph to go here

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The Granary, Wadborough Road, Wadborough, WR8 9HJ

*All measurements are approximate. Accommodation in more detail comprises:*

Kitchen 20'0" by 11'5"

Lounge 16'4" by 16'4"

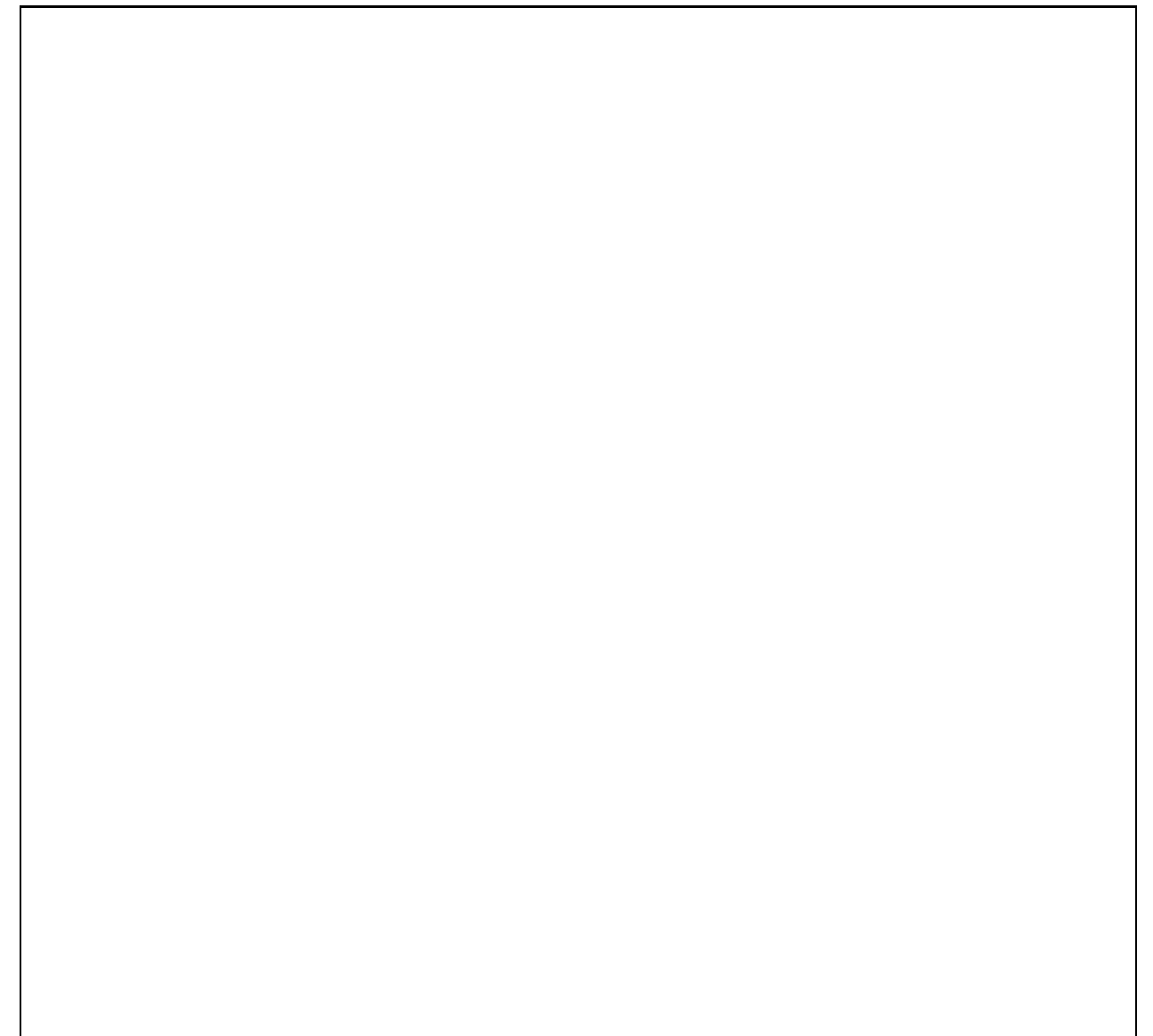
Bathroom 8'6" by 6'6"

Bedroom 1 16'4" by 16'4"

Bedroom 2 13'1" by 10'2"

Bedroom 7'6" by 6'6"

Bedroom 4 Attic Room 15'1" by 13'9" restricted head height



#### **GENERAL INFORMATION**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

#### **ROUTE TO THE PROPERTY:**