



Connells

Mayfield Road  
Worcester



## Property Description

Connells are proud to bring a well maintained three bedroom period mid terrace property with OFF ROAD PARKING to market! This property briefly comprises; reception room, dining room, three bedrooms, bathroom, rear garden and parking, and is conveniently situated in a popular residential area within walking distance to the City centre, amenities and transport links.

## Entrance Porch

Double glazed door to Entrance Hall, wood effect laminate flooring.

## Entrance Hall

Wood effect laminate flooring, single panel radiator, ceiling light point, access to reception room, dining room and cellar.

## Sitting Room

13' x 11' ( 3.96m x 3.35m )  
Wood effect laminate flooring, ceiling light point, two wall mounted light points, single panel radiator, television aerial point, wooden surround fireplace, partially frosted double glazed window.

## Dining Room

14' 6" x 12' 6" ( 4.42m x 3.81m )  
Wood effect laminate flooring, spotlights, double panel radiator, marble base and surround fireplace, double glazed doors to rear garden, access to kitchen and access to stairs.

## Kitchen

10' 7" x 12' 6" ( 3.23m x 3.81m )  
Tiled flooring, part tiled walls, spotlights, double glazed side windows, kitchen units with single bowl steel sink, space and plumbing for washing machine and tumble dryer, integrated gas hob and electric oven, access to bathroom.

## Bathroom

Tiled flooring, part tiled walls, vanity sink with W/C, ceiling light point, rear and side double glazed frosted windows, bath and walk in shower cubicle, generously sized chrome hand towel radiator. (Renovations to be completed prior to sale).

## Landing

Wood effect laminate, two ceiling light points, single panel radiator, doors to all bedrooms.

## Bedroom One

14' 5" x 12' 5" ( 4.39m x 3.78m )  
Wood effect laminate flooring, single panel radiator, double glazed front window, recess cupboard for storage.

## Bedroom Two

12' 6" x 11' 1" ( 3.81m x 3.38m )  
Wood effect laminate, ceiling light point, single panel radiator, wash hand basin, double glazed rear facing window

## Bedroom Three

11' 4" x 7' 3" ( 3.45m x 2.21m )  
Wood effect laminate flooring, ceiling light point, single panel radiator, boiler, double glazed rear facing windows.

## Cellar

14' 6" x 12' 5" ( 4.42m x 3.78m )  
electric points, space for fridge, freezer, washer, tumble dryer.

## Front Garden

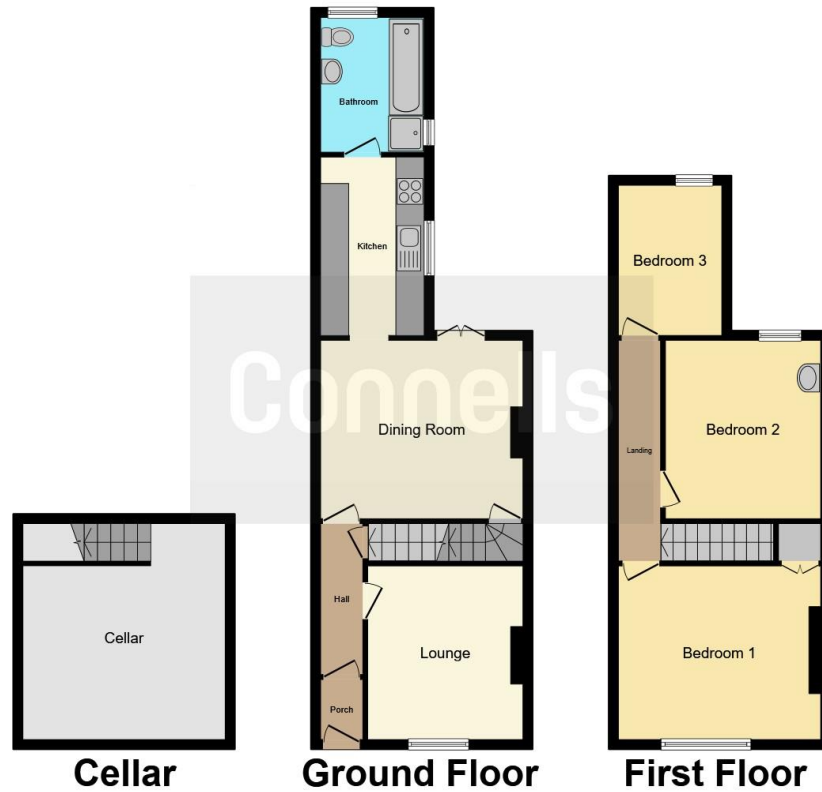
Paved driveway via dropped kerb.

## Rear Garden

Access to the garden can be reached via French doors from the Dining

Room to a private, rear, south west facing garden. Established boundaries via fencing, patio and lawn to rear of garden, water tap, space for a shed at rear of garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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