



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Old Rectory Close, Powick, Worcester. WR2 4QU

Offers Over £350,000

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An extended three bedroom semi detached family home, offering superbly presented and well proportioned accommodation, with a generous mature garden, enjoying a high degree of privacy. Situated in a quiet cul-de-sac within this popular village, the location provides easy access to Worcester, Malvern, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen/Dining/Family Room, three Bedrooms and Family Bathroom.

Outside: To the front of the property is hard standing and a driveway, providing off road parking for 3/4 cars, in turn leading to the front door, single Garage (with up and over door) and a side gated pedestrian rear access. Outside security light.

To the rear of the property is an enclosed private mature garden, predominantly laid to lawn, with mature shrub bed and borders, paved patio area, outside security light, outside cold water tap, timber Workshop/Storage Shed and outside courtesy lights.

Reception Hall: - 3.76m x 2.11m (12'4" x 6'11")

Lounge: - 6.12m x 3.76m (20'1" x 12'4")

Dining Room: - 3.2m x 2.57m (10'6" x 8'5")

Kitchen: - 5.69m x 3.53m (18'8" x 11'7")

Bedroom 1: - 3.63m x 3.45m (11'11" x 11'4")

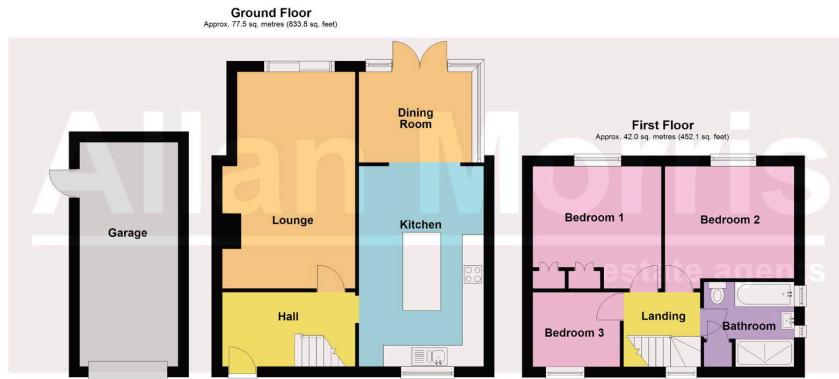
Bedroom 2: - 3.66m x 3.45m (12'0" x 11'4")

Bedroom 3: - 2.46m x 2.11m (8'1" x 6'11")

Bathroom: - 2.57m x 2.41m (8'5" x 7'11")

Garage: - 6.35m x 2.79m (20'10" x 9'2")





Total area: approx. 119.5 sq. metres (1285.9 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.



- Extended semi detached family home
- Refitted Kitchen
- Refitted Bathroom
- Gas central heating & UPVC double glazing
- Cul-de-sac location
- Off road parking & Garage
- Private mature garden (corner plot)
- Viewing highly recommended
- Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	