



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

25 Cole Hill, Worcester. WR5 1DG

Guide Price £350,000

3 1 2



**** NO ONWARD CHAIN ****

A period three bedroom terraced family home offering immaculately presented, superbly maintained and spacious accommodation with a low maintenance private garden, situated in a convenient central location with easy access to the City centre and national road and rail networks.

Accommodation comprising: Reception Hall, Lounge, Kitchen Dining Room (open plan), Cloakroom, Basement, Rear Entrance Hall, three double Bedrooms, Bathroom.

Outside: To the front of the property is a paved frontage and steps leading up to the front door.

The rear of the property has a low maintenance paved garden with pedestrian rear access, outside cold water tap and outside courtesy lights.

Lounge - 3.66m x 3.8m (12'0" x 12'5")

Dining Room - 3.67m x 4.92m (12'0" x 16'1")

Kitchen - 3.5m x 2.08m (11'5" x 6'9")

Utility - 1.87m x 2.08m (6'1" x 6'9")

Basement - 3.43m x 3.8m (11'3" x 12'5")

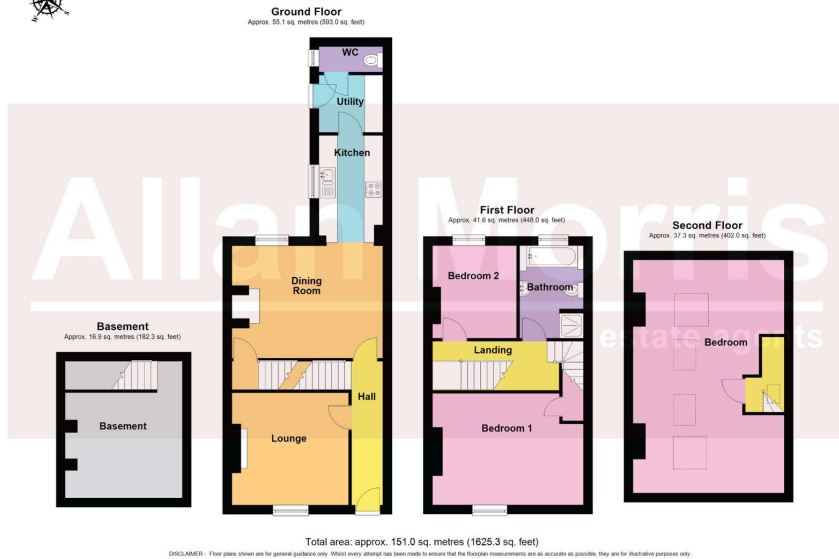
Bedroom 1 - 3.64m x 4.92m (11'11" x 16'1")

Bedroom 2 - 3.02m x 2.74m (9'10" x 8'11")

Bathroom - 3.02m x 2.08m (9'10" x 6'9")

2nd floor Bedroom - 7.59m x 4.92m (24'10" x 16'1")





- No Onward Chain
- Immaculately presented & spacious accommodation
- Gas central heating & double glazing
- 3 double Bedrooms
- Low maintenance private garden
- Convenient central location
- Viewing highly recommended
- Views towards Worcester Cathedral
- Council Tax Band B

