



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

10 Greenfield Close, Lyppard Hanford, Worcester. WR4 0HG

Guide Price £280,000

3 1 1



**** NO ONWARD CHAIN **** A modern three bedroom semi detached family home, offering well proportioned and well presented accommodation, situated in a pleasant cul-de-sac location in this popular and sought after residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen, Conservatory, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a mono blocked frontage, with pathway leading to the front door. To the side of the property is a driveway, providing off road parking, in turn accessing a single Garage (with up and over door, power, light and side courtesy door) and a gated pedestrian rear garden access. Additional gravelled area providing off road parking/hard standing.

To the rear of the property is an enclosed low maintenance garden, with shrub borders, enjoying a private westerly rear aspect.

Lounge Dining Room: - 4.42m x 4.55m (14'6" maximum x 14'11")

Kitchen: - 4.42m x 2.79m (14'6" x 9'2")

Conservatory: - 3.28m x 2.92m (10'9" x 9'7")

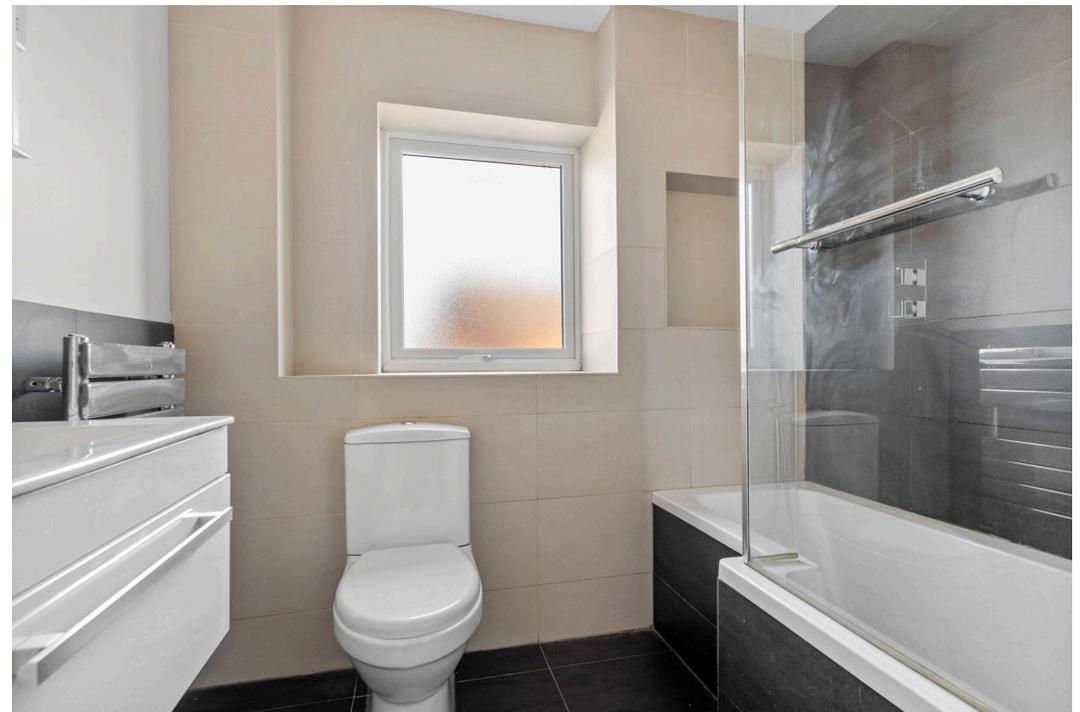
Bedroom 1: - 4.42m x 3.78m (14'6" x 12'5")

Bedroom 2: - 2.64m x 2.26m (8'8" x 7'5")

Bedroom 3: - 2.59m x 1.65m (8'6" x 5'5")

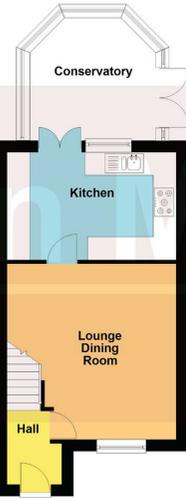
Bathroom: - 2.18m x 1.63m (7'2" x 5'4")

Garage: - 5.72m x 2.69m (18'9" x 8'10")





Ground Floor
Approx. 49.8 sq. metres (536.1 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.0 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 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
- Well proportioned & well presented accommodation
- Cul-de-sac location
- Private westerly rear aspect
- Gas central heating & double glazing (UPVC)
- Popular sought after residential area
- Viewing highly recommended
- Cavity wall insulation
- Solar Panels - 3.68kw system
- 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	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	