



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

9 Vancouver Close, Lower Wick, Worcester. WR2 4XS

Guide Price £335,000

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A modern detached two bedroom bungalow, offering immaculately presented and well proportioned accommodation, standing on a generous corner plot, enjoying a high degree of privacy. Situated in a quiet and sought after cul-de-sac in this popular residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Garden/ Dining Room, Kitchen, Breakfast Room, Utility Area, Office, two Bedrooms * (Bedroom 2: Bedroom/Dining Room) and Shower Room.

Outside: To the front and side of the property is a lawned frontage, with mature shrub beds and borders and stone chipped area adjacent and a tarmac driveway providing off road parking for up to 4 cars, leading to a single Garage (with up and over door, power, light and rear courtesy door) and pathway leading to the front door.

To the rear of the property is a private enclosed low maintenance garden, predominantly paved with mature shrub borders, outside cold water tap, 2 outside courtesy lights and a security light at the front of the Garage.

Lounge: - 5.41m x 3.63m (17'9" x 11'11")

Garden / Dining Room: - 3.63m x 2.26m (11'11" x 7'5")

Kitchen: - 4.62m x 2.74m (15'2" x 9'0")

Utility Room: - 1.65m x 1.57m (5'5" x 5'2")

Study: - 1.65m x 2.24m (5'5" x 7'4")

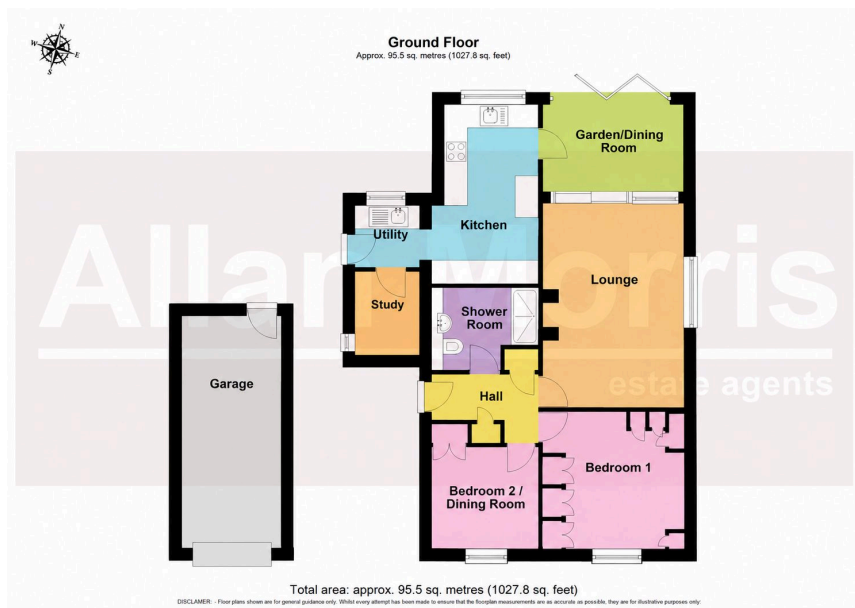
Bedroom 1: - 3.63m x 3.53m (11'11" x 11'7")

Bedroom 2 / Dining Room: - 2.74m x 2.62m (9'0" x 8'7")

Shower Room: - 2.74m x 2.11m (9'0" x 6'11" maximum)

Garage: - 5.94m x 2.57m (19'6" x 8'5")





- Refitted Kitchen Breakfast Room & Shower Room
- Gas central heating & double glazing
- Generous private corner plot
- Quiet cul-de-sac location
- Spacious & well proportioned accommodation
- Viewing highly recommended
- Immaculately presented 2 Bedroom* detached bungalow
- Council Tax Band: C

