



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

16 Marsh Avenue, Long Meadow, Worcester. WR4 0HJ
£295,000

3 1 2



A modern and well presented three bedroom end terrace family home, situated in the popular Warndon Villages area of Worcester.

Accommodation briefly comprises: Porch, Living Room, Kitchen, Dining Room, Utility and downstairs Cloakroom. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is low maintenance foregarden. To the side is private driveway and gate providing access to rear garden, which further benefits from spacious outside store and Summer House/ Home Office, with the benefit of power.

LOCATION:

The property is located in the popular Warndon Villages development, offering easy access to major transport links. Within easy reach is the Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops and other amenities. The property also falls into a popular school catchment.

Living Room: - 4.8m maximum x 4.44m (15'9" maximum x 14'7")

Kitchen: - 4.44m x 3.18m (14'7" x 10'5")

Dining Room: - 2.57m x 2.24m (8'5" x 7'4")

Utility Room: - 2.59m max x 2.39m max (8'6" max x 7'10" max)

Bedroom 1: - 4.27m x 2.54m (14'0" x 8'4")

Bedroom 2: - 3.05m x 2.54m (10'0" x 8'4")

Bedroom 3: - 3m x 1.8m (9'10" x 5'11")

Bathroom: - 1.83m x 1.8m (6'0" x 5'11")





- Modern end terrace family home
- Private driveway
- Summer House/Home Office
- Popular school catchments
- 3 Bedrooms
- Enclosed rear garden
- Easy access to motorway links
- Council Tax Band: C



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