



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

**Tolladine Road, Worcester**  
Offers In Region Of £300,000

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A very well presented and flexible two bedroom detached bungalow, situated within easy reach of local amenities, having an elevated position with views to the front elevation.

Accommodation briefly comprises: Initial Entrance Porch into Hallway with storage, Sitting Room to front elevation, modern Kitchen to the rear, Bedroom 1 to the front elevation with built-in wardrobe, Bedroom 2 to the rear elevation with sliding doors providing access onto patio, fitted Bathroom with shower over.

Outside: To the front is ample off road parking via driveway, leading to detached Garage and foregarden. To the rear is a good size patio area, leading onto a further raised decked area, mature lawn and established trees, flowers and bushes, together with Summer House, Greenhouse and ornamental pond.

LOCATION: The property is situated within easy reach of local amenities, Worcester City and major transport links.

**SITTING ROOM:**

4.0 x 4.0 (13'1" x 13'1")

**KITCHEN:**

3.3 x 3.0 (10'9" x 9'10")

**BATHROOM:**

2.3 x 1.7 (7'6" x 5'6")

**BEDROOM:**

3.7 x 3.6 (12'1" x 11'9")

**BEDROOM:**

3.6 x 3.3 (11'9" x 10'9")





**Ground Floor**  
Approx. 80.0 sq. metres (860.7 sq. feet)



Total area: approx. 80.0 sq. metres (860.7 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.

- Elevated position with views to the front
- 2 Bedroom detached bungalow
- Very well presented internally
- Parking and driveway with good size rear garden
- Easy access to local amenities and major transport links



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	