



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

22 Woodland Close, Worcester. WR3 8HU

Offers Over £225,000

 2  1  1



**** NO ONWARD CHAIN **** A superbly presented and well proportioned modern terraced home, situated in a quiet cul-de-sac location, enjoying a high degree of privacy and off road parking.

Accommodation briefly comprises: Entrance Hall, Kitchen, Lounge Dining Room, Conservatory, two Bedrooms and Bathroom.

Outside: To the front of the property is a low maintenance shrubbed garden, with paved steps leading up to the front door. To the rear of the property is a low maintenance paved garden, with flower and shrub borders, enjoying a high degree of privacy. Gated rear pedestrian access.

Lounge Dining Room: - 5.59m x 3.71m (18'4" x 12'2")

Kitchen: - 2.59m x 2.13m (8'6" x 7'0")

Conservatory: - 3.18m x 2.18m (10'5" x 7'2")

Bedroom 1: - 3.94m x 3.71m maximum (12'11" x 12'2" maximum)

Bedroom 2: - 3.05m x 2.16m (10'0" x 7'1")

Bathroom: - 2.13m x 1.45m (7'0" x 4'9")





Ground Floor
Approx. 36.9 sq. metres (396.9 sq. feet)



First Floor
Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 65.8 sq. metres (708.7 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- NO ONWARD CHAIN

- Off road parking

- Quiet cul-de-sac location

- Easily maintained private garden

- Council Tax Band: B

- Lounge, Dining Room and Conservatory

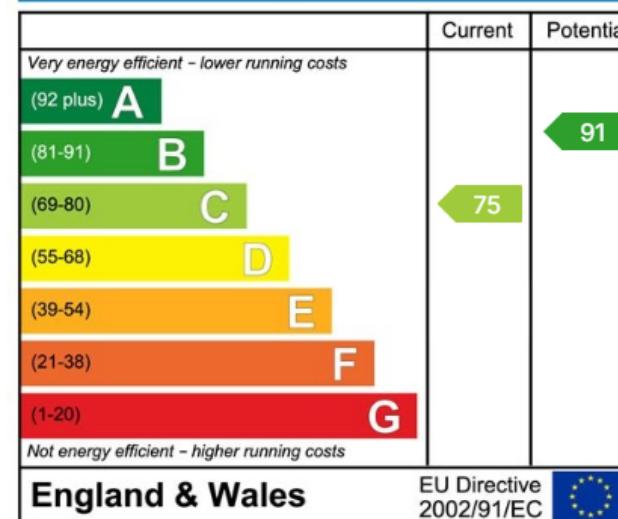
- UPVC double glazing & gas central heating

- Popular and sought after residential area

- Superbly presented & well proportioned accommodation



Energy Efficiency Rating



tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk