



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

65 Glenthorne Avenue, Worcester. WR4 9TT

Offers Over £260,000

3 1 2



A stunning, newly renovated and extended three bedroom semi detached family home, benefiting from a generous garden to the rear and situated in a convenient location for access to Worcester city centre and motorway links.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Utility and Dining Room. On the first floor: Three Bedrooms and Bathroom.

Outside: To the front is off road parking. To the rear is generously sized private garden, offering a good degree of privacy.

LOCATION:

The property is located within easy reach of Worcester City centre and the M5 motorway and offers a range of local amenities, as well as enjoying a popular school catchment for Primary and Secondary options.

Living Room: - 4.29m x 3.68m (14'1" maximum x 12'1")

Kitchen: - 3.68m x 2.77m (12'1" x 9'1")

Dining Room: - 4.55m x 2.95m (14'11" x 9'8")

Bedroom 1: - 3.51m x 2.77m (11'6" x 9'1")

Bedroom 2: - 3.68m x 2.21m (12'1" x 7'3")

Bedroom 3: - 2.87m x 2.77m (9'5" x 9'1")

Bathroom: - 2.77m x 2.26m (9'1" x 7'5")





- Newly renovated family home • Extended to rear
- 2 Reception Rooms
- 3 Bedrooms
- Off road parking
- Generous garden
- NO ONWARD CHAIN
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(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	