



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 Goodwood Green, Fernhill Heath, Worcester. WR3 7XG

Offers In Region Of £525,000

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A wonderful opportunity to acquire a spacious three bedroom detached bungalow, situated within this sought after area, offering easy access to Worcester, Droitwich and major transport links, taking in local amenities and schooling.

Accommodation briefly comprises: Access via double gates and side door into: Hallway with access to attic, Kitchen/Breakfast Room with integrated double oven, wine fridge, washing machine and dishwasher, large Sitting Room opening into Dining Area and Conservatory (with insulated roof) and double doors into garden, three double Bedrooms (one with En-Suite), additional Family Bathroom, further access into Office/Utility Area (potential for an Annexe) and door to front and rear.

Outside: To the front is ample parking via gates and block paved driveway, with additional parking to the front. There is also a further part of the garden opposite the property. The rear has a landscaped garden, with lighting and patio, shed and further side access.

LOCATION: The property is situated within the sought after village of Fernhill Heath, offering local amenities, Public House, etc. and easy access to Worcester, Droitwich and major transport links.

Kitchen / Breakfast Room: - 5.6m x 2.7m (18'4" x 8'10")

Sitting Room: - 5.6m x 3.9m (18'4" x 12'9")

Dining / Conservatory: - 3.7m x 3.4m (12'1" x 11'1")

Office / Utility: - 6.9m x 2.6m (22'7" x 8'6")

Bedroom 1: - 4.3m x 2.9m (14'1" x 9'6")

Bedroom 2: - 3.9m x 3m (12'9" x 9'10")

Bedroom 3: - 3.6m x 2.7m (11'9" x 8'10")

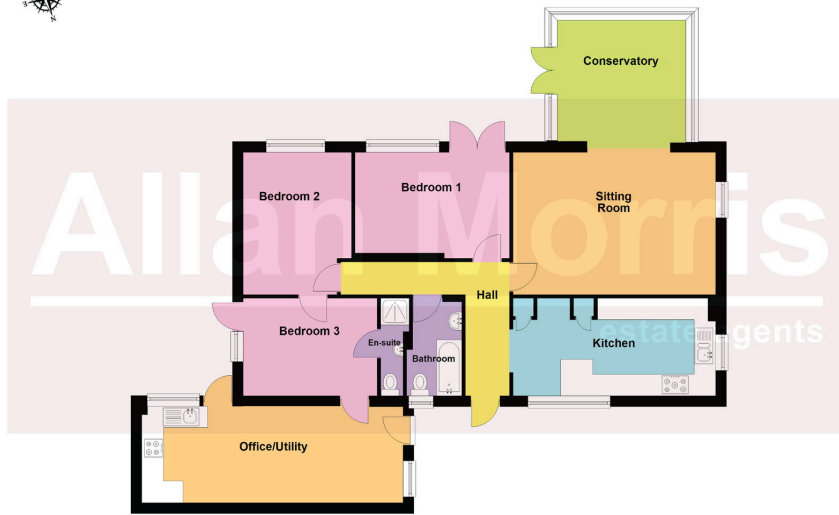
En-Suite: - 2.6m x 0.7m (8'6" x 2'3")

Bathroom: - 2.7m x 1.5m (8'10" x 4'11")





Ground Floor
Approx. 123.2 sq. metres (1325.9 sq. feet)



Total area: approx. 123.2 sq. metres (1325.9 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.

- 3 Bedroom detached bungalow
- Well maintained throughout
- Potential to convert loft (if required)
- Large Sitting Room opening into Conservatory/Dining Area
- Deceptively spacious & flexible accommodation
- Ample parking & good size garden
- Sought after location
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	