



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

8 Cypress Street, Worcester. WR3 8AU

Offers Over £335,000

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A beautifully presented and deceptively spacious three bedroom terraced, period family home, situated in a popular North Worcester location.

Accommodation comprising: Porch, Living Room, open plan Dining Room, Kitchen and Utility/Snug and downstairs Cloakroom. On the lower ground floor is a converted Cellar, ideal for various uses. On the first floor: Two bedrooms and a spacious Family Bathroom. On the second floor: Master Bedroom with En-Suite Shower Room.

Outside: To the rear is a private garden comprising of spacious patio seating area, artificial lawned area, a timber constructed Summer House/Home Office and a useful store to the rear of the garden.

LOCATION: Located in the popular North Worcester area, with easy access to motorway links via Junction 6 of the M5 and within easy reach of Worcester City with a number of amenities close by, to include a thriving Public House, Doctors Surgery with Pharmacy, as well as a Convenience Store. The property also benefits from a popular school catchment for both Primary and Secondary options.

Living Room - 4.6m x 4.09m (15'1" x 13'5" max into bay 11'5" min)

Dining Room - 3.68m x 3.56m (12'1" x 11'8")

Kitchen - 2.87m x 2.36m (9'5" x 7'9")

Snug/Utility - 5.21m x 3.35m (17'1" x 11'0" max 6'4" min)

Converted Cellar - 4.37m x 3.84m (14'4" max 10'8" min x 12'7" max 10'5" min)

Bedroom 2 - 4.62m x 3.51m (15'2" max (to rear wardrobe) x 11'6")

Bedroom 3 - 3.68m x 2.84m (12'1" x 9'4")

Bathroom - 2.84m x 2.44m (9'4" x 8'0")

Bedroom 1 - 5.31m x 3.51m (17'5" x 11'6")

En-suite - 2.49m x 0.79m (8'2" x 2'7")





Total area: approx. 132.0 sq. metres (1421.0 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.

- No Onward Chain
- 3 Bedrooms
- Converted Cellar
- Extra insulation added
- Popular school catchment
- Extended period family home
- Spacious Living accommodation
- Enclosed private garden with summer house & outside store
- Popular North Worcester location
- Council Tax Band B

