



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

Celeste, 2 Rookery Road, Kempsey, Worcester. WR5 3JP

£295,000

3 1 1



An opportunity to acquire a well maintained three bedroom semi detached family home, offering scope for modernisation, benefiting from a corner plot and with the huge benefit of a detached double garage with W.C. and wash hand basin and driveway, situated in the popular village of Kempsey.

Accommodation briefly comprises: Entrance Hall, Lounge/Dining Room, Kitchen and downstairs Shower Room. On the first floor: Particularly spacious Master Bedroom and further 2 Bedrooms.

Outside: Well tended gardens to front, side and rear, private driveway and detached double Garage benefiting from W.C. and sink.

#### LOCATION:

The property is situated in the heart of the village of Kempsey, which is an extremely popular semi rural village, offering easy access back into Worcester City and with a range of local amenities to include Doctors Surgery, several Public Houses, Village Store and Primary School. Kempsey is also ideally placed for quick access to motorway links via Junction 7 of the M5 and within 10 minutes drive of Worcestershire Parkway Station.

**Lounge / Dining Room:** - 5.03m x 3.25m (16'6" x 10'8" maximum)

**Kitchen:** - 3.73m x 3.53m (12'3" x 11'7")

**Shower Room:** - 1.85m x 1.85m (6'1" x 6'1")

**Bedroom 1:** - 5.03m x 3.25m (16'6" x 10'8")

**Bedroom 2:** - 3.73m x 2.39m (12'3" x 7'10" maximum)

**Bedroom 3:** - 2.54m x 2.06m (8'4" x 6'9")

**Double Garage:** - 6.1m x 5.79m (20'0" x 19'0")





Ground Floor  
Approx. 72.2 sq. metres (774.8 sq. feet)



First Floor  
Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 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.

- Semi detached family home
- 3 Bedrooms
- Corner plot
- Well tended gardens
- Driveway
- Double Garage
- Popular village location
- Council Tax Band: C



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 71                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |