



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

7 Cole Hill, Worcester. WR5 1DG

Guide Price £325,000

4 2 3



NO ONWARD CHAIN

A period four bedroom terraced family home, offering well maintained and well proportioned accommodation, with a low maintenance enclosed mature garden, enjoying a high degree of privacy and southerly aspect. Situated in a popular and sought after residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Snug/ Study, Dining Room, Kitchen Breakfast Room, Cellar, four Bedrooms, Bathroom and separate Shower Room.

Outside: To the front of the property is a small paved foregarden, with stepped access to the front door. To the the rear of the property is an enclosed private mature garden, with paved patio area, outside cold water tap, raised shrub/floral bed, southerly rear aspect.

Lounge - 3.93m x 3.61m (12'10" x 11'10")

Study/Snug - 2.45m x 3.61m (8'0" x 11'10")

Dining Room - 3.93m x 3.6m (12'10" x 11'9")

Kitchen - 3.55m x 5.49m (11'7" x 18'0")

Cellar - 4.25m x 3.6m (13'11" x 11'9")

Bedroom 1 - 3.93m x 3.61m (12'10" x 11'10")

Bedroom 2 - 3.93m x 3.6m (12'10" x 11'9")

Bedroom 3 - 2.45m x 3.61m (8'0" x 11'10")

Bedroom 4 - 2.8m x 2.42m (9'2" x 7'11")

Bathroom - 2.19m x 2.97m (7'2" x 9'8")

Shower Room - 1.84m x 1.79m (6'0" x 5'10")





- NO ONWARD CHAIN
- 4 Bedrooms
- Central heating
- Viewing highly recommended
- Council Tax Band: B
- Period terraced family home
- 2/3 Reception Rooms
- Private southerly rear aspect
- Views towards Cathedral from first floor rear of property

