



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

1 Hamilton Road, Worcester. WR5 1AG

Offers In Region Of £340,000

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An inviting Entrance Hall, dual-aspect Living Room, with bay windows. Kitchen with seating area and Dining Room. Utility Room and Shower Room, with the benefit of further external access. First floor, two Bedrooms and Family Bathroom. Second floor, two further double Bedrooms and additional W.C. The lower ground floor cellar provides valuable storage.

Externally, a low maintenance gravelled fore garden presenting a wonderful opportunity to create a private courtyard. Off-road parking for one vehicle.

LOCATION: Nestled just moments from the heart of Worcester, with a diverse array of shops, restaurants, lively bars, and charming cafes. Connectivity is superb, with two railway stations and access to the M5.

Living Room: - 4.75m x 4.06m (15'7" into bay x 13'4" into bay)

Kitchen: - 4.39m x 3.53m (14'5" into bay x 11'7")

Dining Room: - 4.14m x 2.87m (13'7" x 9'5")

Utility Room: - 2.92m x 2.18m (9'7" x 7'2")

Shower Room: - 2.18m x 1.5m (7'2" x 4'11")

Bedroom 1: - 4.17m x 3.53m (13'8" x 11'7")

Bedroom 2: - 3.48m x 2.03m (11'5" x 6'8")

Bedroom 3: - 3.96m x 3.18m (13'0" x 10'5")

Bedroom 4: - 3.96m x 2.95m (13'0" x 9'8")

Cellar 1: - 4.14m x 3.53m (13'7" x 11'7")

Cellar 2: - 4.14m x 3.48m (13'7" x 11'5")

Bathroom: - 2.79m x 1.63m (9'2" x 5'4")





- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms & additional W.C.
- Convenient park side location
- Council Tax Band: B

