



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

'Singleton', 35 Laugherne Road, St. John's, Worcester. WR2 5LP

Guide Price £550,000

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An immaculately presented, spacious and versatile extended period semi detached family home, enjoying a private westerly rear aspect, with a tandem double garage and off road parking. Situated in a popular, sought after residential area of Worcester, the location provides easy access to the city centre, road and rail networks.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Lounge, Dining Room, Kitchen Breakfast Room (refitted), Cloakroom, Utility Room, Basement, four Bedrooms (1 having En-Suite Bathroom) and Family Bathroom (refitted).

Outside: To the front of the property is a walled slate chipped foregarden with shrub border, a gated tiled pathway leading to the front door and gated side/rear pedestrian access. To the rear of the property is a fenced garden, predominantly laid to lawn with shrub borders, a large wooden decked seating area, covered area with hot tub, private westerly rear aspect, tandem double Garage (with power and light), off road parking for 3/4 cars accessed via electric gated access.

Lounge - 4.34m x 3.48m (14'2" x 11'5")

Dining Room - 3.76m x 3.48m (12'4" x 11'5")

Utility - 1.84m x 1.86m (6'0" x 6'1")

Kitchen - 4.87m x 4.54m (15'11" x 14'10")

Basement - 4.6m x 3.48m (15'1" x 11'5")

Bedroom 1 - 2.84m x 2.92m (9'3" x 9'6") **En-suite** - 2.38m x 1.86m (7'9" x 6'1")

Bedroom 2 - 4.34m x 4.54m (14'2" x 14'10")

Bedroom 3 - 3.78m x 3.48m (12'4" x 11'5")

Bathroom - 3m x 1.86m (9'10" x 6'1")

Bedroom 4/Loft Room - 6.39m x 1.11m (20'11" x 3'7")





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.

- Extended period semi detached family home
- Immaculate, spacious & versatile accommodation
- Private westerly rear aspect
- Tandem double garage with power & light
- Off road parking for 3/4 cars
- Electric charger point
- Refitted Kitchen & Bathrooms
- Popular & sought after residential area
- Viewing highly recommended
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	