



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



8 Cypress Street, Worcester. WR3 8AU

£350,000

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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")





- 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

