



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Old Northwick Lane, Northwick, Worcester. WR3 7LY

Guide Price £375,000

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NO ONWARD CHAIN A traditional extended 3/4 bedroom end of terrace family home, offering spacious, well proportioned and well presented accommodation, standing on a corner plot, predominantly laid to lawn, enjoying a southerly to westerly aspect, with off road parking. Situated within this highly sought after residential area, the location providing easy access to the city centre, national road and rail networks, whilst being within walking distance of the highly regarded Northwick Manor Primary School.

Accommodation briefly comprises: Reception Hall, Lounge Dining Room, Kitchen, Study/Bedroom*, three Bedrooms and Family Bathroom.

Outside: The property has a lawned garden enjoying a southerly to westerly aspect, with a hedged/picket fenced boundary, with a patio/seating area and a gravelled off road parking area. A paved pathway leads to the front door.

Lounge - 3.73m x 3.28m (12'2" x 10'9")

Study/Bedroom - 3.73m x 2.91m (12'2" x 9'6")

Dining Room - 6.15m x 4.04m (20'2" x 13'3")

Kitchen - 3.32m x 2.71m (10'10" x 8'10")

Shower Room - 2.11m x 1.36m (6'11" x 4'5")

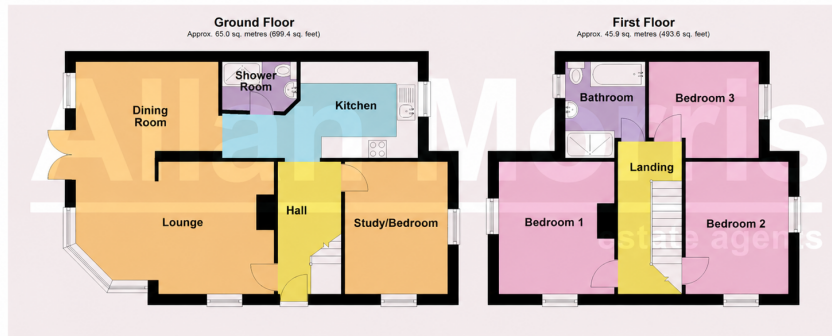
Bedroom 1 - 3.73m x 3.26m (12'2" x 10'8")

Bedroom 2 - 3.73m x 2.91m (12'2" x 9'6")

Bedroom 3 - 3.1m x 2.71m (10'2" x 8'10")

Bathroom - 2.71m x 2.26m (8'10" x 7'4")





Total area: approx. 110.8 sq. metres (1193.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the foregoing measurements are as accurate as possible, they are for illustrative purposes only.



- Extended traditional end of terrace home
- Spacious well proportioned accommodation
- Off road parking
- Viewing highly recommended
- 3/4 Bedrooms*
- New gas boiler (December 2025)
- Corner plot
- Gas central heating & double glazing
- NO ONWARD CHAIN
- Council Tax Band: D

