



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Bamburg Crescent, Worcester. WR4 0QX

Guide Price £323,000

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**** NO ONWARD CHAIN **** Offering well proportioned accommodation, generous private garden, off road parking for 3/4 cars and a single garage, this property situated in the ever popular Warndon Villages with amenities and Worcester Royal Hospital closeby, easy access to Worcester city, makes a perfect opportunity to create an ideal home.

Accommodation briefly comprises: Reception Hall, Cloakroom, Kitchen, Lounge Dining Room, three Bedrooms (Main Bedroom having En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a driveway providing off road parking for 3/4 cars, with a shrub border adjacent, leading to a single Garage (with up and over door, power, light and courtesy door), front door and a gated side/rear pedestrian access. To the rear of the property is a generous mature garden, being predominantly laid to lawn with shrub border and gravelled patio area.



Lounge Dining Room: - 6.02m x 3.18m (19'9" x 10'5")

Kitchen: - 3.1m x 2.39m (10'2" x 7'10")

Bedroom 1: - 3.96m x 3.18m (13'0" maximum x 10'5")

En-Suite: - 2.39m x 1.04m (7'10" x 3'5" maximum)

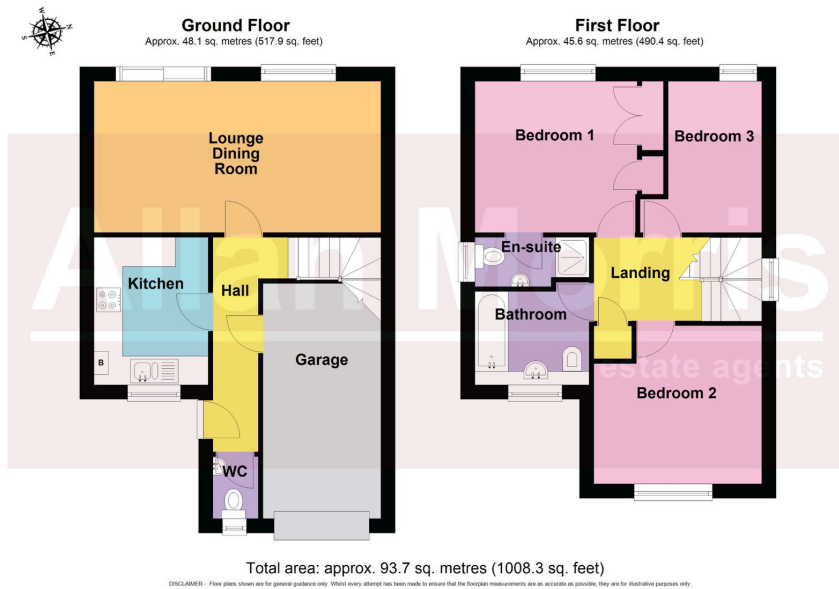
Bedroom 2: - 3.53m x 3.33m (11'7" x 10'11" maximum)

Bedroom 3: - 3.18m x 2.54m (10'5" x 8'4")

Bathroom: - 2.39m x 1.96m (7'10" x 6'5")

Garage: - 4.93m x 2.46m (16'2" x 8'1")





- NO ONWARD CHAIN
- Gas central heating (new boiler)
- Off road parking for 3/4 cars
- Popular residential area
- Council Tax Band: D
- Well proportioned detached family home
- Double glazing
- Single Garage
- Viewing highly recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	