



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

20 Severn Terrace, Worcester. WR1 3EH

Offers In Region Of £625,000

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A beautifully presented, flexible family home, situated within walking distance of the city, with access to major transport links.

Accommodation: Entrance Hall, Sitting Room to front elevation over garden, Kitchen/Breakfast Room fitted with integral appliances, leading into Dining Area, Rear Hall with Cloakroom and separate storage for washing machine and dishwasher. Lower ground floor: 2 separate Rooms, 1 with woodburner, ideal for Playroom/Cinema Room, or Office, with beamwork to ceilings. 1st Floor: 2 Double Bedrooms with cast iron fireplaces and views. Large walk-in Shower Room. 2nd Floor: 2 Further Bedrooms, both with cast iron fireplaces and 1 with views over Racecourse and beyond. Further Shower Room with walk-in shower. Top Floor: Attic Conversion with Velux to front over Racecourse and beyond.

Outside: A very pleasant garden to the front, with lighting and patio area. To the rear is off road parking and access to the property.

Sitting Room: - 3.8m x 3.6m (12'5" x 11'9")

Kitchen / Breakfast Room: - 4.7m x 3.5m (15'5" x 11'5")

Dining Area: - 2.9m x 2.3m (9'6" x 7'6")

Office: - 4.6m x 4.4m (15'1" x 14'5")

Snug / Office: - 4.5m x 3.2m (14'9" x 10'5")

Bedroom: - 4.7m x 3.8m (15'5" x 12'5")

Bedroom: - 4.2m x 3m (13'9" x 9'10" maximum)

Shower Room: - 2.2m x 1.6m (7'2" x 5'2")

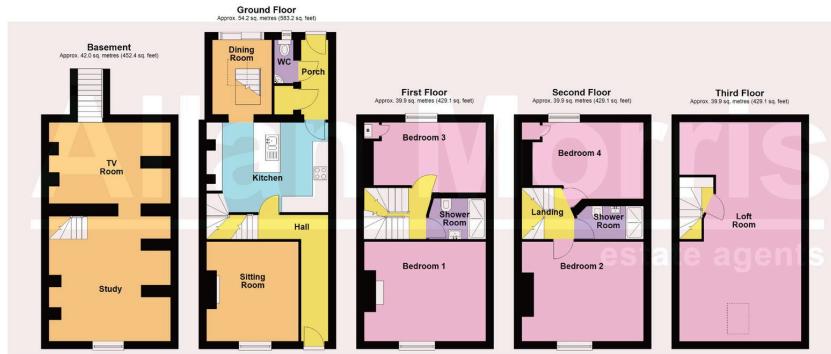
Bedroom: - 4.1m x 3.8m (13'5" x 12'5")

Bedroom: - 4.2m x 3m (13'9" x 9'10")

Shower Room: - 2.7m x 1.3m (8'10" x 4'3")

Loft Room: - 5.5m x 4.7m (18'0" (head height) x 15'5")





- 4 Bedroom terraced property • Grade II Listed

- Immaculately presented

- Period features

- Parking to the rear

- Superb Cellar conversion offering usable space/Office

- Views over Racecourse and beyond

- Council Tax Band: D



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