



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

20 Severn Terrace, Worcester. WR1 3EH

Offers In Region Of £625,000

🛏 4 🍳 2 🚿 2



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")

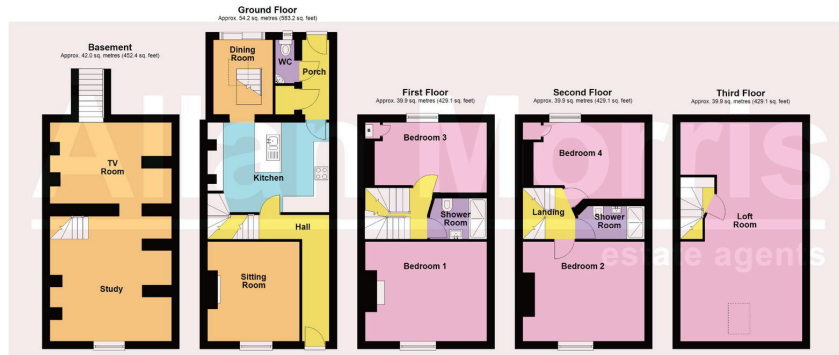
Bedroom: - 4.1m x 3.8m (13'5" x 12'5")

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")





Total area: approx. 215.8 sq. metres (2322.9 sq. feet)
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.

- 4 Bedroom terraced property
- Grade II Listed
- Immaculately presented
- Superb Cellar conversion offering usable space/Office
- Period features
- Views over Racecourse and beyond
- Parking to the rear
- Council Tax Band: D

