



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Bumble Bee, Dough Bank, Ombersley, Droitwich, Worcestershire. WR9 0HN

£500,000

3 2 1



An opportunity to acquire a detached three bedroom bungalow, situated in a quiet no through lane within the highly sought after village of Ombersley.

Accommodation briefly comprises: Entrance Hall, Lounge/Diner, Breakfast Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: Double Garage (20'4" x 7'3" + 20'3" x 8'11"), generous driveway, gardens to all sides, offering a good degree of privacy and with most pleasant outlook.

AGENT'S NOTE: There is further potential to allow conversion of Garage, or to create further accommodation in the roof space (subject to Planning Permission).

LOCATION: The property is located on the outskirts of the sought after village of Ombersley. The village of Ombersley is a glorious picturesque village and benefits from a variety of amenities to include Shops, Hairdresser's, Doctor's Surgery, several Public Houses, Primary School, Village Hall and Church and is ideally placed for access to the Town of Droitwich, City of Worcester and motorway links via Junction 5 or 6 of the M5 motorway.

Lounge / Diner: - 6.63m x 4.88m (21'9" x 16'0")

Kitchen: - 4.78m x 3.53m (15'8" x 11'7")

Utility Room: - 2.51m x 1.5m (8'3" x 4'11")

Bedroom 1: - 4.24m x 3.76m (13'11" x 12'4" maximum)

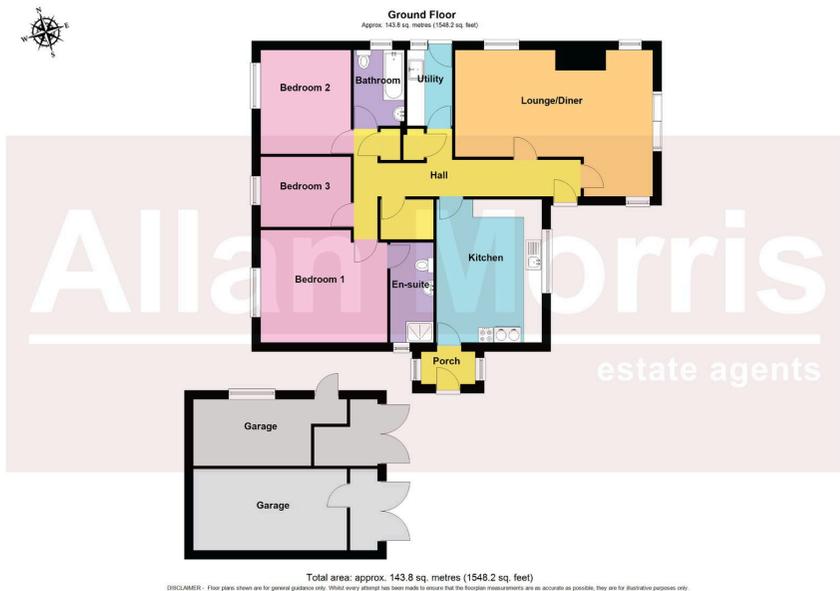
En-Suite: - 3.33m x 1.45m (10'11" x 4'9")

Bedroom 2: - 3.45m x 3.02m (11'4" x 9'11")

Bedroom 3: - 3.02m x 2.34m (9'11" x 7'8")

Bathroom: - 2.51m x 1.7m (8'3" x 5'7")





- Detached bungalow
- 3 Bedrooms
- 2 Bathrooms
- Generous driveway & double Garage
- Glorious private gardens
- Quiet rural location
- Easy access to Worcester, Droitwich & motorway links
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	