



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

202 Bransford Road, Worcester. WR2 4EX

Offers In Region Of £250,000

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A well planned two bedroom end of terrace modern style house, situated within the sought after location of St. John's, offering easy access to local schooling, amenities, Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall with large storage cupboard, downstairs Cloakroom, Kitchen, open plan Sitting Room/ Dining Area with double doors to garden. To the first floor: Landing with built in storage and access to loft space, Master Bedroom to the rear elevation, a good size double with En-Suite, further double Bedroom and Family Bathroom.

Outside: To the front is an easily maintained foregarden with gated side access. To the rear of the property is an astro turf area leading to a good size decked patio area, with borders to either side. To the far end is a pedestrian gate giving access to parking.



Kitchen - 3.04m x 1.85m (9'11" x 6'0")

Sitting Room/Dining Area - 5.77m x 3.9m (18'11" x 12'9")

Bedroom 1 - 3.59m x 3.9m (11'9" x 12'9")

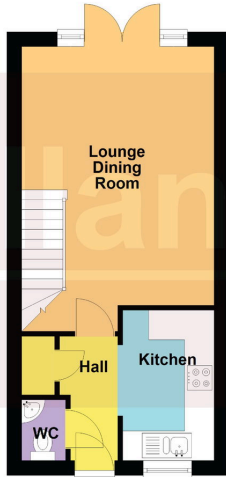
Bedroom 2 - 2.55m x 3.9m (8'4" x 12'9")

Bathroom - 2.05m x 1.9m (6'8" x 6'2")

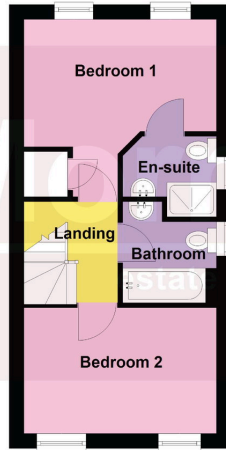




Ground Floor
Approx. 32.7 sq. metres (352.0 sq. feet)



First Floor
Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 65.4 sq. metres (704.2 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.

- End of terrace house
- 2 Double Bedrooms
- Master Bedroom with En-Suite
- Off road parking
- Within easy reach of local schooling
- Council Tax Band: B

