



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

15 Exbury Place, St. Peter's, Worcester. WR5 3TP

Offers In Region Of £275,000

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A wonderful opportunity to acquire a three bedroom terraced bungalow, situated within this sought after location of St. Peter's, offering easy access to amenities, Worcester city and major transport links, with bus stop close by.

Accommodation briefly comprises: Entrance Hall with storage and further cupboard housing the 'Worcester' boiler, Sitting Room with wood laminate flooring, contemporary fire, double doors into Kitchen, fitted with a matching range of units with integrated Neff oven, ceramic hob and extractor hood, built-in fridge/freeze and space for washing machine. From Sitting Room sliding door gives access into good size Conservatory, with 2 skylights, radiator, power, lighting and doors to garden. From Hallway door into Bedroom 1 with bay to front elevation, with built-in bedroom furniture and cupboards above, Bedroom 2 to front elevation, with eaves storage, Bedroom 3 to rear with built-in wardrobes, fully tiled Shower Room.

Outside: To the front is parking for 2 cars, with EV charger point and to the rear is a very pleasant, easily maintained garden, with shed and further storage.

Sitting Room: - 4.5m x 3.5m (14'9" x 11'5" maximum)

Kitchen: - 3.2m x 1.8m (10'5" x 5'10")

Conservatory: - 4.2m x 2.2m (13'9" x 7'2")

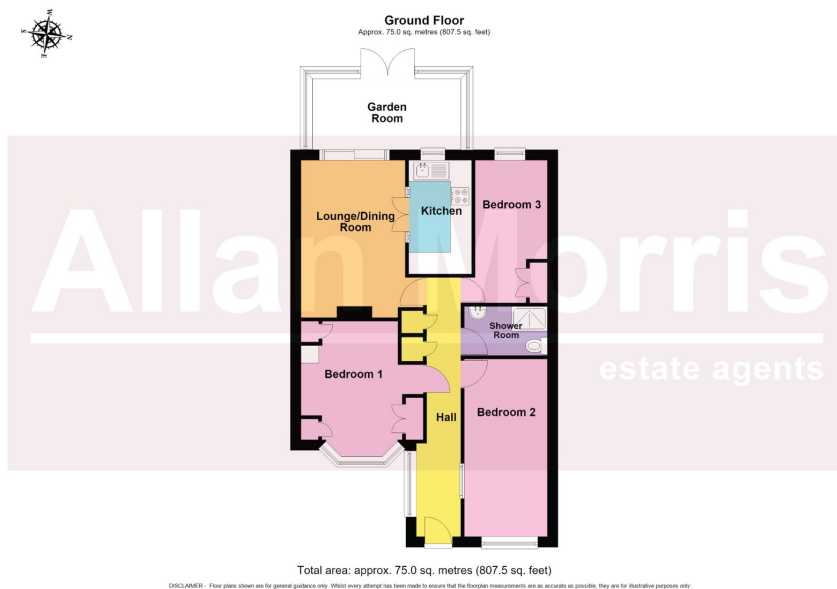
Bedroom 1: - 3.9m x 3.6m (12'9" (into bay) x 11'9")

Bedroom 2: - 4.8m x 2.3m (15'8" x 7'6")

Bedroom 3: - 4.1m x 2.1m (13'5" x 6'10")

Shower Room: - 2.4m x 1.4m (7'10" x 4'7")





- NO ONWARD CHAIN
- 2 Parking spaces
- Sitting Room with contemporary fire
- Pleasant easily maintained garden
- 3 Bedrooms
- 2 Bedrooms with built-in wardrobes
- Conservatory
- Council Tax Band: C

