



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 Ellison Avenue, St. John's, Worcester. WR2 6EG

Offers In Region Of £300,000

3 1 2



A wonderful opportunity to acquire a very well presented, deceptively spacious and flexible three bedroom semi detached home, situated within this sought after area of St. John's, offering easy access to local schooling, amenities, Worcester City and major transport links. Further benefiting from off road parking and a 'natural' rear garden.

Accommodation: Covered Entrance Porch into Entrance Hall, downstairs Cloakroom, Sitting Room, Kitchen/Dining Area, door through to Laundry Area, with internal door giving access to Garage, superb Garden Room with vaulted glass ceiling, double doors leading to decked patio and garden. 1st floor: Bedroom 1 which is a good size double with space for wardrobes, Bedroom 2 overlooking rear garden, Study Area and Family Bathroom with shower over and separate W.C. (easily knocked through). Up to Bedroom 3 with Velux skylight with views toward the Malvern Hills in the distance and eaves storage, together with Cloakroom.

Outside: Parking and Garaging. The rear of the property has a good size decked patio area, which wraps around to the one side, with a mature lawned natural garden with small pond.

Sitting Room: - 4.3m x 3.5m (14'1" x 11'5")

Kitchen / Dining Area: - 5.5m x 3m (18'0" x 9'10")

Garden Room: - 4.5m x 2.7m (14'9" x 8'10")

Laundry Area: - 3.2m x 2.4m (10'5" x 7'10")

Bedroom 1: - 4.5m x 3.2m (14'9" (into recess) x 10'5")

Bedroom 2: - 3.2m x 3m (10'5" x 9'10")

Bedroom 3: - 5.4m x 3.5m (17'8" x 11'5")

Study Area: - 2.4m x 2.1m (7'10" x 6'10")

Family Bathroom: - 2.2m x 1.7m (7'2" x 5'6")

Garage: - 4.7m x 2.3m (15'5" x 7'6")





- 3 Bedroom semi detached family home
- Excellent local schooling
- Superb Garden Room with glass vaulted ceiling
- Pleasant rear garden
- Council Tax Band: C
- Sought after location
- Open-plan ground floor
- Parking & Garaging
- Amenities close by



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	