



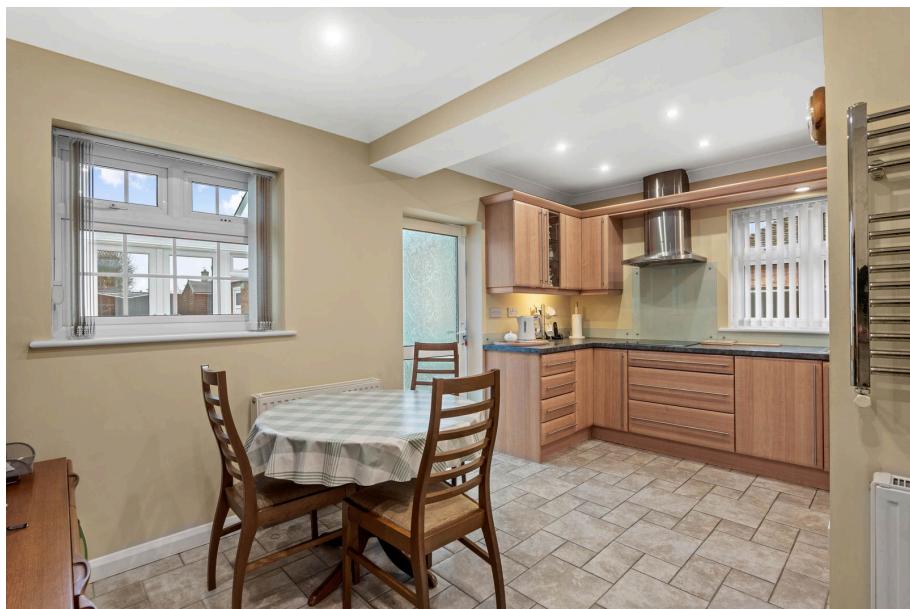
**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

3 Aycliffe Road, Worcester WR5 3AZ

Offers In Region Of £385,000

2 2 2



A very well presented and improved two bedroom detached Bungalow (originally 3 Bedrooms), situated within this sought after location, within easy reach of Worcester City and all amenities.

Accommodation comprising: Entrance Hall, Sitting Room, downstairs Shower Room and further storage, open plan Kitchen/Dining Room with integral appliances, further storage/utility area with space and plumbing, large Conservatory with underfloor heating and double doors to garden. Bedroom 1 with built in wardrobes, etc, En-Suite Bathroom with separate shower and Bedroom 2 to the rear with built in wardrobes.

**Outside:** There is a driveway with parking for numerous vehicles via gates, leading to a larger than average with garage with electrically operated door with power and lighting. The rear of the property is of particular note and can be accessed from the Conservatory onto a large patio area with retaining wall, flower borders. Steps lead up to the main garden area with a shed and workshop and gated access.

**LOCATION:** The property is situated within a sought after area within easy reach of Worcester City and all its amenities including bus routes and major transport links.

**Sitting Room** - 4.6m x 3.6m (15'1" x 11'9")

**Kitchen/Dining Room** - 4.7m x 4.5m max (15'5" x 14'9")

**Conservatory** - 4.9m x 3.9m (16'0" x 12'9")

**Store/Utility Area** - 1.4m x 1.2m (4'7" x 3'11")

**Bedroom 1** - 3.9m x 3.3m (12'9" x 10'9")

**En-suite Bathroom** - 2.5m x 1.8m (8'2" x 5'10")

**Downstairs Shower Room** - 1.5m x 1.4m (4'11" x 4'7")

**Garage** - 6.8m x 3.8m (22'3" x 12'5")





Ground Floor  
Approx. 118.3 sq. metres (1273.9 sq. feet)



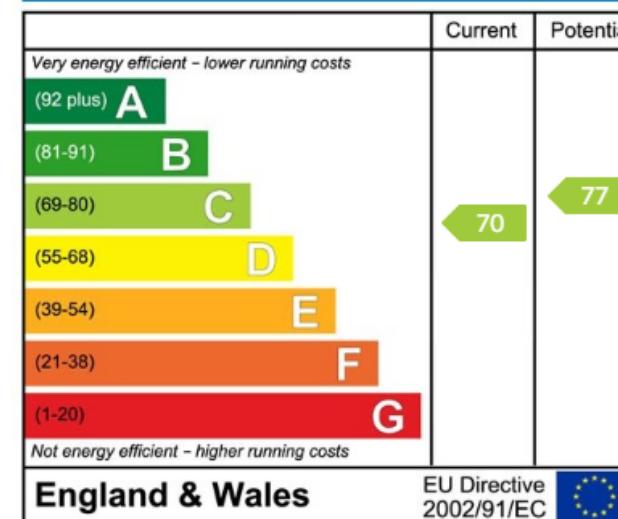
Total area: approx. 118.3 sq. metres (1273.9 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Spacious two bedroom detached Bungalow
- Very well presented
- Open plan Kitchen/Dining Area
- Attic ideal for conversion (subject to Planning)
- Landscaped Garden
- Sought after location
- Sitting Room to the front with bay window
- Large Conservatory
- Larger than average Garage & ample parking
- Council Tax Band D

### Energy Efficiency Rating



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