






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



**3 Aycliffe Road, Worcester WR5 3AZ**

**Offers In Region Of £385,000**

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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 it's 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")

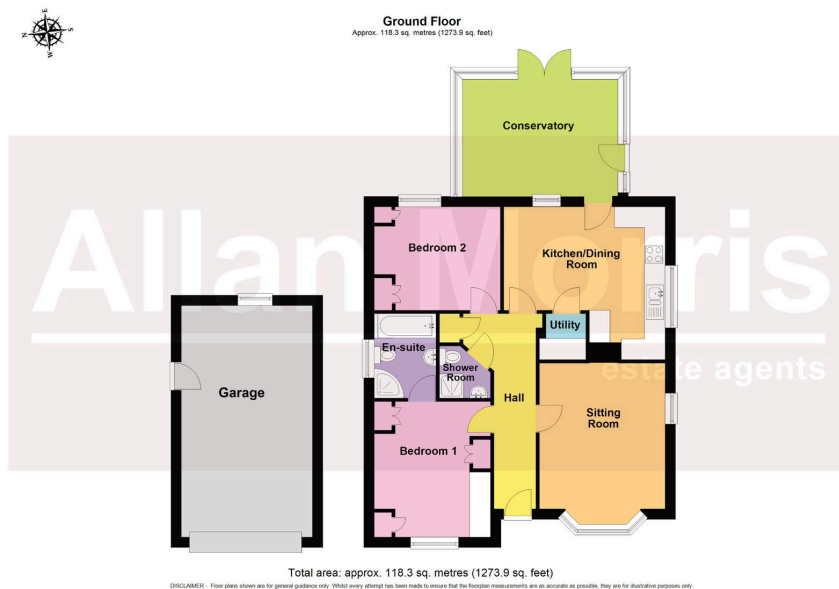
**Bedroom 1** - 3.9m x 3.3m (12'9" x 10'9")

**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")





- 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

