



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

14 Hardy Court, Barbourne, Worcester. WR3 8AT

£310,000

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**** NO ONWARD CHAIN **** A modern end of terrace three bedroom family home, offering immaculately presented accommodation, with off road parking, single garage and a generous private rear garden. Situated in a quiet cul-de-sac within this popular and sought after residential area of Worcester, the location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge Dining Room, Kitchen (refitted), Cloakroom, three Bedrooms (Master with En-Suite Shower Room) and Family Bathroom (refitted).

Outside: To the front of the property is a lawned fore garden with shrub/hedge border. A tarmac driveway provides off road parking and leads to the front door, a Single Garage (with up & over door, power and light).

To the rear of the property is a generous private enclosed lawned garden with a paved patio area.



Lounge: - 4.42m x 3.91m (14'6" x 12'10")

Dining Room: - 2.41m x 2.29m (7'11" maximum x 7'6")

Kitchen: - 3.38m x 2.41m (11'1" x 7'11")

Bedroom 1: - 3.3m x 3m (10'10" x 9'10")

En-Suite Shower Room: - 2.46m x 1.32m (8'1" x 4'4")

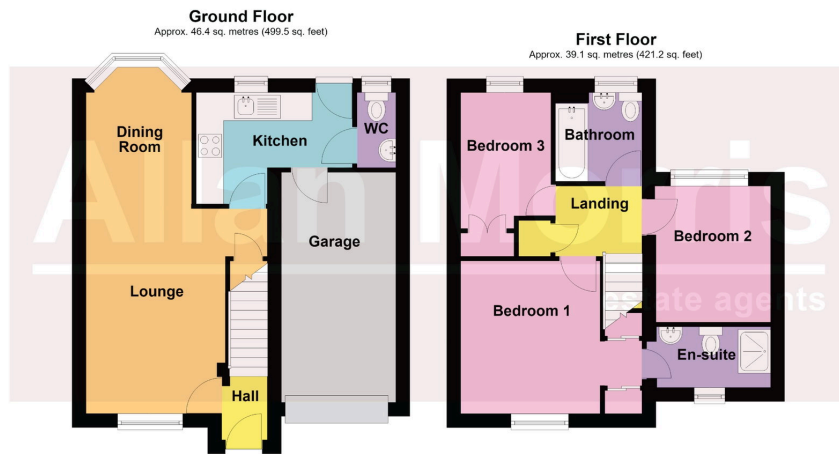
Bedroom 2: - 2.95m x 2.46m (9'8" x 8'1")

Bedroom 3: - 3.53m x 1.96m (11'7" maximum x 6'5")

Bathroom: - 1.91m x 1.85m (6'3" x 6'1")

Garage: - 4.95m x 2.46m (16'3" x 8'1")





Total area: approx. 85.5 sq. metres (920.7 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.



- Modern end of terrace home
- Immaculately presented accommodation
- Gas central heating & double glazing
- Generous private garden
- Quiet cul-de-sac location
- Popular & sought after residential area
- NO ONWARD CHAIN
- Council Tax Band: C

