



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

6 Lugano Road, Northwick, Worcester. WR3 7NG

£375,000

🛏️ 2 🪑 1 🚗 2



A very well presented extended two bedroom detached bungalow enjoying a corner plot, situated in the highly sought after Northwick area of Worcester.

Accommodation briefly comprises: Porch, spacious Living Room, extended Dining Room, Kitchen, two double Bedrooms and refitted Shower Room.

Outside: Generous driveway giving access to single Garage, as well as lawned garden which wraps around to the side of the property. To the rear is fully enclosed private garden, offering a good degree of privacy and enjoying a westerly aspect.

LOCATION:

The property is located in the highly popular Northwick area, providing easy access back to Worcester City centre and motorway links via Junction 6 of the M5 motorway. Within a short walk are wonderful country and riverside walks, as well as a range of local amenities.

Living Room: - 5.94m x 3.48m (19'6" x 11'5")

Dining Room: - 5.13m x 2.87m (16'10" x 9'5")

Kitchen: - 3.1m x 2.97m (10'2" x 9'9")

Bedroom 1: - 3.66m x 3.02m (12'0" x 9'11")

Bedroom 2: - 3.66m x 3.18m (12'0" maximum x 10'5")

Shower Room: - 2.08m x 1.93m (6'10" x 6'4")

Garage: - 5.54m x 2.79m (18'2" x 9'2" maximum)





Ground Floor
Approx. 93.3 sq. metres (1003.8 sq. feet)



Total area: approx. 93.3 sq. metres (1003.8 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.

- Extended detached bungalow • 2 Double Bedrooms
- Excellent condition throughout
- Generous corner plot
- NO ONWARD CHAIN
- Private driveway & Garage
- Highly sought after quiet location
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	