



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

8 Telford Close, Bever, Worcester. WR3 7WS

Guide Price £450,000

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A modern two double bedroom detached bungalow, offering spacious and well proportioned accommodation, with a low maintenance garden, situated on a corner plot, enjoying a high degree of privacy. Situated within this highly regarded 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, Kitchen Dining Room, Conservatory, two double Bedrooms (Main Bedroom having an En-Suite Shower Room) and Bathroom.

Outside: To the front and side of the property is a low maintenance slate chipped garden, with mature shrub beds and borders, a paved pathway leads to the front door. The driveway provides off road parking for 3+ cars, partially covered with a gated pedestrian access to the rear garden.

To the rear of the property is an enclosed fenced garden, predominantly paved/gravelled, with mature shrub beds and borders, outside cold water tap and wooden garden shed.

Lounge: - 5.11m x 4.88m (16'9" x 16'0")

Kitchen Dining Room: - 7.24m x 4.11m (23'9" x 13'6" max)

Conservatory: - 2.82m x 2.29m (9'3" x 7'6")

Bedroom 1: - 5.26m x 4.09m (17'3" x 13'5")

En-Suite: - 2.06m x 1.91m (6'9" x 6'3")

Bedroom 2: - 4.42m x 2.92m (14'6" maximum x 9'7")

Bathroom: - 2.11m x 1.91m (6'11" x 6'3")





Ground Floor
Approx. 109.1 sq. metres (1174.8 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 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.

- Modern detached bungalow
- 2 Double Bedrooms
- Gas central heating & double glazing
- Corner plot
- Highly regarded & sought after residential area
- Quiet cul-de-sac location
- Viewing highly recommended
- Council Tax Band: D



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |