



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

48 Kingfisher Close, St. Peter's, Worcester. WR5 3RY

£260,000

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An extended three bedroom mid terrace family home, situated in the popular St. Peter's area, benefiting from generous gardens to front and rear, garage and driveway.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, spacious Kitchen/Breakfast Room and Dining Room/Family Room. On the first floor: Three Bedrooms and Shower Room.

Outside: To the front is generous private garden. To the rear is further private garden, giving access out to driveway and single Garage.

LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.

Living Room: - 4.42m x 4.22m (14'6" x 13'10" maximum)

Kitchen: - 5.23m x 2.84m (17'2" x 9'4")

Dining Room: - 4.22m x 2.92m (13'10" x 9'7")

Bedroom 1: - 4.22m x 2.95m (13'10" x 9'8")

Bedroom 2: - 3.2m x 3.05m (10'6" x 10'0" maximum)

Bedroom 3: - 2.77m x 2.18m (9'1" x 7'2")

Shower Room: - 1.93m x 1.7m (6'4" x 5'7")

Garage: - 5.84m x 2.64m (19'2" x 8'8")





Ground Floor
Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.7 sq. feet)

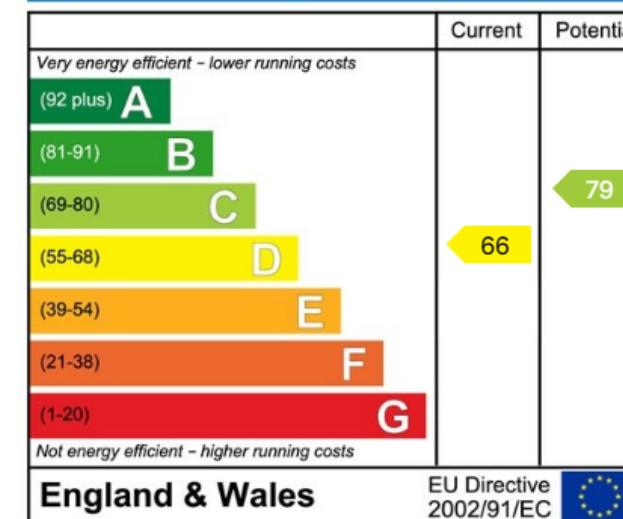


Total area: approx. 105.9 sq. metres (1139.4 sq. feet)
DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Extended family home
- 3 Bedrooms
- 2 Reception Rooms
- Gardens to front and rear
- Driveway and Garage
- Easy access to motorway links
- Popular school catchments
- NO ONWARD CHAIN
- Council Tax Band: C



Energy Efficiency Rating



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