



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

32 Manor Road, Clifton-on-Teme, Worcestershire. WR6 6DP

Offers Over £275,000

3 1 1



A three bedroom semi detached house, situated within this sought after village and offering further potential to extend to the rear, if required.

Accommodation briefly comprises: Initial Entrance Porch, Entrance Hall, Kitchen to front elevation and Sitting Room/Dining Area, leading to Conservatory. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Ample off road parking and to the rear a decked area and good size mature garden.

LOCATION:

The property is located in the sought after village of Clifton-on-Teme, benefiting from 2 Public Houses, Village Stores and Primary School. It also falls within the popular Chantry Secondary School catchment and lies in the beautiful Teme Valley, surrounded by stunning countryside.

Sitting Room / Dining Area: - 5.3m x 4m (17'4" x 13'1")

Conservatory:

Kitchen: - 3m x 2.6m (9'10" x 8'6")

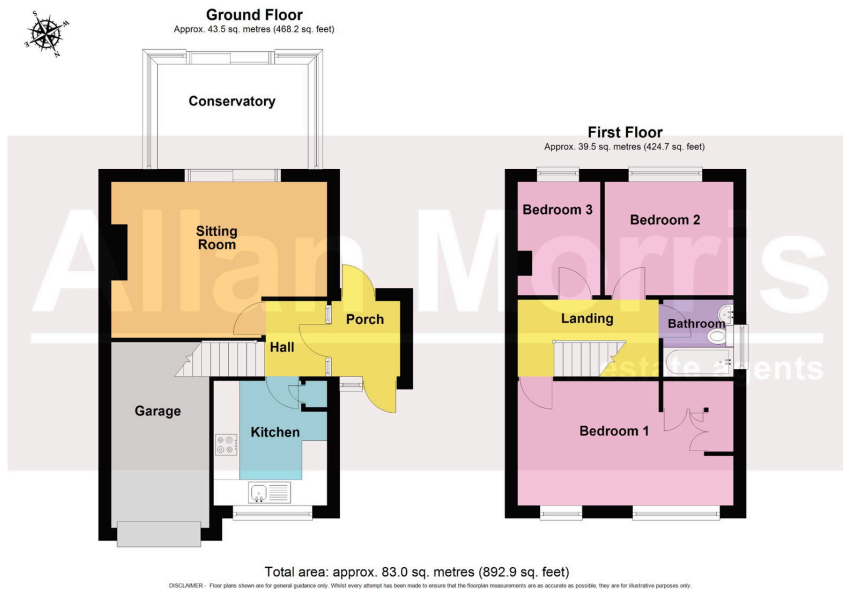
Bedroom 1: - 5.2m x 3.1m (17'0" x 10'2")

Bedroom 2: - 3.3m x 3m (10'9" x 9'10")

Bedroom 3: - 3.1m x 2m (10'2" x 6'6")

Bathroom: - 1.9m x 1.7m (6'2" x 5'6")





- 3 Bedroom semi detached house
- Conservatory
- Ample off road parking
- Garage
- Sitting Room/Dining Area to the rear
- Sought after village location
- Mature rear garden
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	