



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 London Road, Worcester. WR5 2DL

Offers Over £285,000

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A deceptively spacious Grade II Listed 3/4 bedroom end terrace family home, situated in a highly convenient location, within a short walk to Worcester city centre.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Breakfast Room, Rear Lobby and downstairs Shower Room. On the first floor: Two double Bedrooms and Family Bathroom. On the second floor: Further double Bedroom/Family Room with doorway through to extra double Bedroom.

Outside: The property benefits from private courtyard garden, with brick built covered entertaining space/store room.

LOCATION:

The property is located to the East of the city centre on London Road, within a short walk of a wide range of amenities within the centre itself, to include shopping, restaurants, cafes and public houses, as well as 2 main line Railway Stations and glorious riverside walks.

Living Room: - 5.11m x 3.89m (16'9" x 12'9")

Kitchen/Dining Room: - 4.98m x 4.93m (16'4" x 16'2")

Shower Room: - 2.11m x 1.85m (6'11" x 6'1")

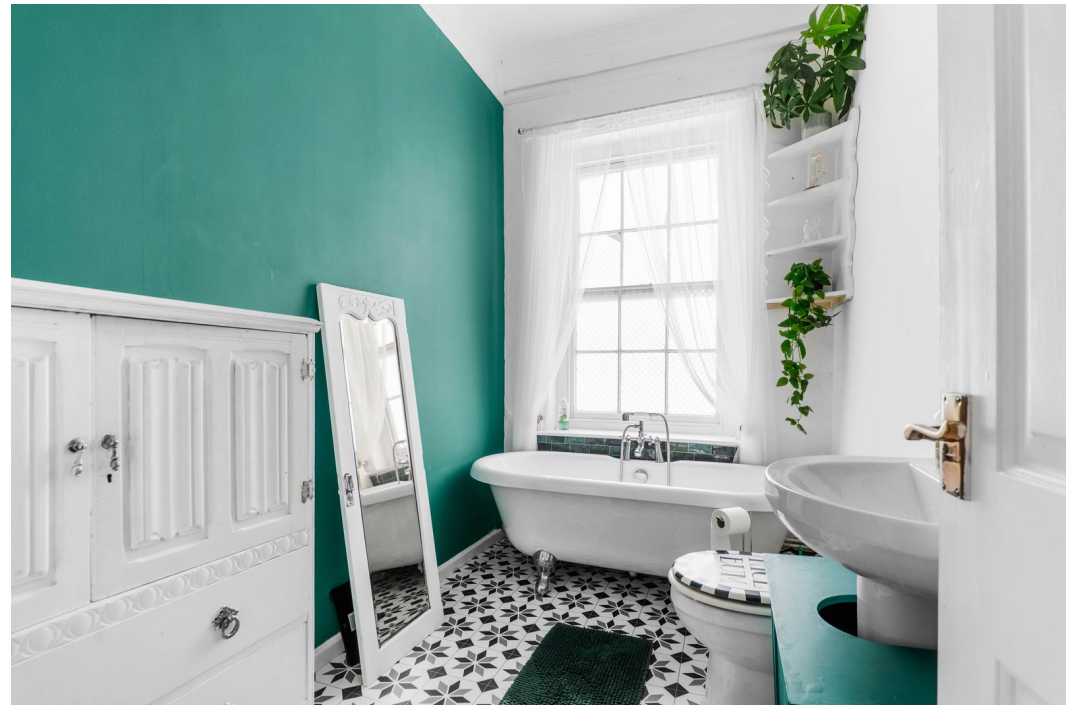
Bedroom 1: - 4.98m x 4.11m (16'4" x 13'6")

Bedroom 2: - 4.98m x 4.93m (16'4" x 16'2")

Bedroom 3: - 4.93m x 3.71m (16'2" x 12'2")

Family Room/Bedroom 4: - 4.98m x 4.11m (16'4" x 13'6")

Bathroom: - 2.82m x 1.88m (9'3" x 6'2")





Total area: approx. 182.4 sq. metres (1963.7 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.

- Grade II Listed Town House
- 4 Bedrooms
- Modernised by current owners
- 2 Bathrooms
- Flexible accommodation
- Private courtyard garden
- Easy access to Worcester city centre
- Council Tax Band: B

