



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

252 Hylton Road, St. John's, Worcester. WR2 5LA

£650,000

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A spacious four bedroom detached Bungalow, enjoying a most generous plot and benefiting from fishing and mooring rights, situated to the west of Worcester City.

Accommodation comprising: Entrance Hall, Kitchen, Utility Room, open plan Dining Room and Living Room, Master Bedroom with Jack & Jill En-Suite Bathroom, two further Bedrooms and Bedroom/Office.

Outside: To the front is a generous driveway and detached double Garage and to the rear are stunning, mature and well tended gardens offering a huge degree of privacy with a glorious outlook. We understand the property further benefits from fishing and mooring rights.

LOCATION: The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.

Agents note: It is our understanding the property benefits from mooring and fishing rights as a property abutting a waterway. Please confirm this with your legal representative

**Living Room** - 5.87m x 4.04m (19'3" x 13'3")

**Dining Room** - 4.62m x 5.64m max (15'2" x 18'6" max 11'3" min)

**Kitchen** - 3.89m x 2.95m (12'9" x 9'8")

**Utility Room** - 2.44m x 2.03m (8'0" x 6'8")

**Bedroom 2** - 3.78m x 2.84m (12'5" x 9'4")

**Bedroom 3** - 2.82m x 2.79m (9'3" x 9'2")

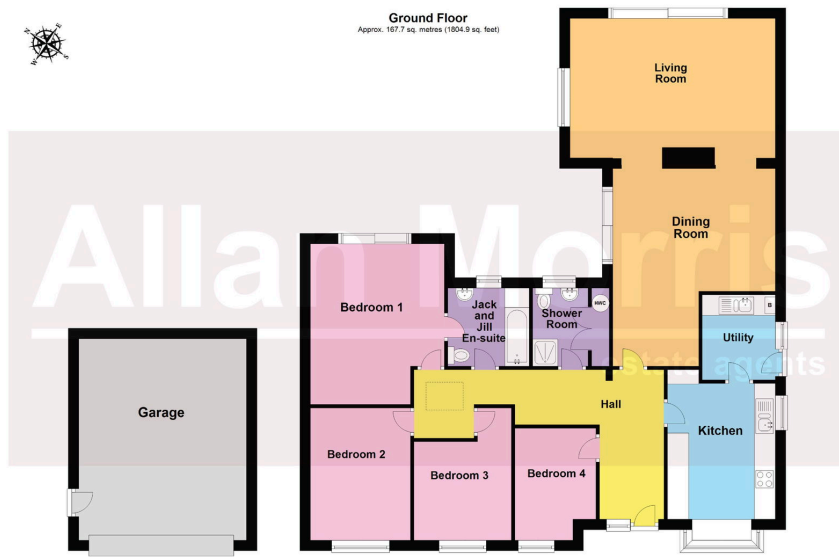
**Bedroom 4/Office** - 3.18m x 2.31m (10'5" x 7'7")

**Double Garage** - 5.79m x 4.78m (19'0" x 15'8")





Ground Floor  
Approx. 167.7 sq. metres (1804.9 sq. feet)



Total area: approx. 167.7 sq. metres (1804.9 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.

- Spacious detached Bungalow • 4 Bedrooms
- Huge potential for extension if desired (subject to planning permission)
- Stunning mature private gardens
- We understand the property benefits from fishing & mooring rights
- Council Tax Band D
- Generous driveway & double Garage
- Fabulous outlook
- Popular location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	