



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Kensington Keep, 37 King John Square, Easy Row, Worcester, WR1 3HN

£500,000

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A beautifully and deceptively spacious 3/4 bedroom modern Townhouse, forming part of a small gated courtyard development, situated within easy walking distance of Worcester City centre.

Accommodation comprising: Entrance Hall, downstairs Shower Room, Snug/Bedroom 4. On the first floor: Spacious Living Room and re-fitted Kitchen. On the second floor: Master Bedroom with En-Suite Shower Room, guest Bedroom with En-Suite Shower Room, further Bedroom and a Family Bathroom. (All bathrooms have been re-fitted by the current owners)

Outside: The property benefits from a private driveway and integral single Garage benefiting from an electric door. To the opposite side is a sunny terraced courtyard garden.

**LOCATION:** The property is located in a highly sought after, convenient, location within easy walking distance to Worcester City centre, enjoying a wide range of restaurants, cafes and shops. Also within easy reach is the Swan Theatre, Race Course and Worcestershire County cricket ground. There is also the benefit of two central railway stations, both with direct access to London and Birmingham.

**Living Room** - 5.21m x 14.83m (17'1" x 14'8")

**Kitchen** - 4.01m x 2.57m (13'2" x 8'5")

**Bedroom 1** - 4.11m x 4.47m (13'6" x 14'8") max

**En-suite** - 2.77m x 1.75m (9'1" x 5'9")

**Bedroom 2** - 5.51m x 2.82m (18'1" x 9'3")

**En-suite** - 1.73m x 1.55m (5'8" x 5'1")

**Bedroom 3** - 3.12m x 2.59m (10'3" x 8'6")

**Bathroom** - 2.51m x 1.55m (8'3" x 5'1")

**Bedroom 4/Snug** - 3.89m x 3.48m (12'9" x 11'5")





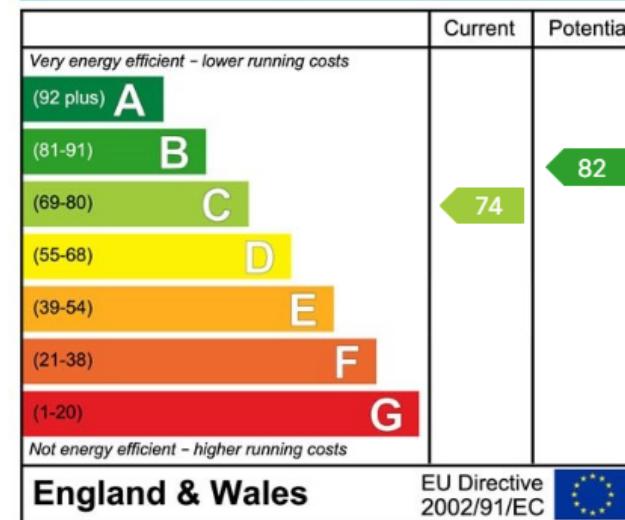
Total area: approx. 154.2 sq. metres (1659.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Stunning contemporary Townhouse
- Spacious accommodation
- Re-fitted Kitchen
- 3/4 Bedrooms
- Fitted wardrobes to all Bedrooms
- Spacious Living Room
- Private and sunny courtyard garden
- Exclusive small gated development
- Close to City centre
- Council Tax Band F

### Energy Efficiency Rating



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