



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

63 Gregorys Bank, Worcester. WR3 8PG

£425,000

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A spacious and well presented four bedroom detached family home, located in this quiet cul-de-sac near to Worcester City centre.

Accommodation briefly comprises: Entrance Hall with W.C., large Living Room with bay window, open-plan Kitchen/Diner with double doors out onto rear patio. On the first floor: Four Bedrooms (one with En-Suite) and Family Bathroom.

Outside: To the front is pleasant foregarden, tandem parking for approximately 3 vehicles, as well as single Garage. The rear garden is mainly laid to lawn, with patio area.

LOCATION:

The property is situated in the sought after Gregorys Bank Development, offering a perfect blend of canal side living, as well as being within walking distance of Worcester City centre. The property also benefits from being in close proximity to local schooling, as well as ease of access to major transport links, to include Worcester Foregate Street Station and the M5 motorway.

Living Room: - 6m max x 3.62m (19'8" maximum x 11'10")

Kitchen / Diner: - 5.81m x 3.9m (19'0" x 12'9")

Bedroom 1: - 3.52m x 3.31m (11'6" x 10'10")

Bedroom 2: - 3.7m x 2.8m (12'1" x 9'2")

Bedroom 3: - 3.01m x 2.53m (9'10" x 8'3")

Bedroom 4: - 2.5m x 2.5m (8'2" x 8'2")





Ground Floor
Approx. 66.4 sq. metres (714.3 sq. feet)



First Floor
Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 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 family home
- Close to City centre
- Large Living Room
- Close to local schooling and amenities
- Sought after modern development
- Driveway and Garage
- Close to canal side
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	