

Allan Morris

estate agents



Astwood Road, Worcester.

A beautifully presented three bedroom three storey end of terrace period property with a wealth of period features, situated within easy reach of local amenities, schooling Worcester City centre.



PRICE: £ 239,950

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 **MAYFAIR**
OFFICE.CO.UK

344 Astwood Road, Worcester. WR3 8HF

All measurements are approximate.

Accommodation in more detail comprises:

The property is approached via a paved pathway leading to obscure glazed panel door giving access into:

ENTRANCE HALL: with original tiled flooring, dado rail, deep skirting boards, stairs rising to the first floor, feature original archway and wooden door giving access into:

SITTING ROOM: *12'11" into bay x 10'10" (3.94m into bay x 3.30m)*, with original sash bay window to the front aspect, radiator, ceiling light point, picture rail, cornicing, deep skirting boards, feature Victorian cast iron fireplace with tiled hearth, television aerial point.

DINING ROOM / SECOND RECEPTION: *11'6" x 10'10" (3.51m x 3.30m)*, with radiator, recessed lighting, under stairs storage cupboard, wood laminate flooring, picture rail, feature Victorian cast iron fireplace, archway leading into:

KITCHEN / BREAKFAST / FAMILY AREA: *17'11" maximum 12'7" minimum x 14'7" (5.46m maximum 3.84m minimum x 4.45m)*, initially to:

Breakfast / Family Area: with double glazed extension to the side, double glazed wooden doors leading out to rear garden, radiator, tiled flooring, recessed lighting, door giving access into:

KITCHEN: fitted with a matching range of base and wall mounted units with rolled edge work surfaces over, stainless steel drainer sink unit, integrated chrome dishwasher, space for Range cooker with extractor hood over, tiled splash backs, under lighting, integrated fridge / freezer, feature display cabinet with lighting.

UTILITY ROOM: *8'3" x 5'4" (2.51m x 1.64m)*, with wooden stable style door giving access out to the rear garden, quarry tiled flooring, ceiling light point, wall mounted Worcester boiler, feature window looking back into Kitchen / Breakfast / Family Area, space for freezer, space and plumbing for washing machine, space for tumble dryer with rolled edge work surface over.

From the Entrance Hall, stairs rise to the first floor:

LANDING: with original sash window to the side aspect, telephone point, recessed lighting, feature cast iron spiral staircase rising to third bedroom and wooden door giving access into:

BEDROOM 1: *14'4" x 10'5" (4.37m x 3.18m)*, with two original sash windows to the front aspect, recessed lighting, stripped wooden flooring, feature Victorian cast iron original fireplace, radiator.

BEDROOM 2: *11'6" x 8'2" (3.51m x 2.49m)*, with original sash window to the rear aspect, radiator, ceiling light point, stripped wooden flooring, feature Victorian original cast iron fireplace.

BATHROOM: *11'1" x 8'3" (3.38m x 2.51m)*, with original sash window to the rear aspect overlooking the rear garden, recessed lighting, radiator, tiled flooring, tiled splash backs, feature cast iron bath, low level W.C., oversized pedestal wash hand basin, walk in shower cubicle.

From the Landing, feature cast iron spiral stair case rise to the second floor:

BEDROOM 3: *16'6" maximum (restricted head height) x 14'2" (5.03m maximum (restricted head height) x 4.32m)*, with double glazed velux window to the rear aspect, feature beams and wall light point.

OUTSIDE:

To the front of the property is a gravelled driveway providing off road parking for two vehicles with a paved pathway leading to the front door and gated side access.

To the rear of the property is a larger than average enclosed garden, mainly laid to lawn with two indian stone patio areas and vegetable patch to the rear. The garden further benefits from a brick built out house.



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale FREEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY: From our Office in Sidbury, proceed along City Walls Road. At the roundabout turn right and then left at the next. At the traffic lights turn right and then left at the next mini roundabout. Continue over Rainbow Hill, onto Astwood Road and continue straight over the mini roundabout at the bottom of the hill. Continue along, where number **344** can be found on the right hand side, as indicated by our For Sale board.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	74		66
	50		41
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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