



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

175 Drake Avenue, Worcester. WR2 5RT

£200,000

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A three-bedroom mid-terraced family home offered with no onward chain, perfectly situated to the west of Worcester City.

This inviting property features an open-plan Lounge Diner, ideal for modern living and entertaining. The well-proportioned Kitchen provides practical space.

On the first floor are three Bedrooms and a family Bathroom.

Outside, the property benefits from convenient off-road parking to the front. To the rear, a generous, private, and enclosed garden, laid to both patio and lawn, provides a lovely outdoor space.

Located to the west of Worcester City, this home offers easy access to the vibrant St. John's area with its wide range of amenities. Excellent transport links to the city centre and motorway networks are also readily available.

Agents Note 1: The property benefits from a retrospective certificate of completion.

Agents Note 2: We understand the property is subject to a flying freehold.

Council Tax Band A.

Kitchen: - 3.61m x 2.33m (11'10" x 7'7")

Lounge Diner: - 6.07m x 3.28m (19'10" x 10'9")

Bedroom 1: - 3.72m x 3.82m (12'2" x 12'6")

Bedroom 2: - 2.25m x 3.82m (7'4" x 12'6")

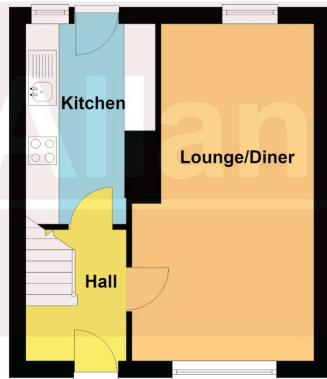
Bedroom 3: - 2.48m x 2.56m (8'1" x 8'4")

Bathroom: - 1.69m x 2.45m (5'6" x 8'0")

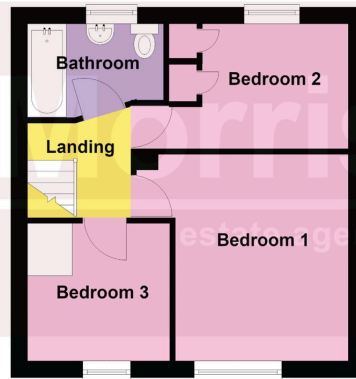




Ground Floor
Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor
Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 66.5 sq. metres (716.0 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.

- No Onward Chain
- 3 Bedrooms
- Off road parking
- Council Tax Band A
- Mid terraced family home
- Open plan Lounge Diner
- Private garden

