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estate agents

 **MAYFAIR**
OFFICE GROUP

15 Camp Hill Avenue, Battenhall, Worcester. WR5 2HQ

Offers Over £300,000

3 1 2



A three bedroom end of terrace property, situated in this quiet cul-de-sac in Battenhall. Excellent school catchment area, close to Worcester city. NO ONWARD CHAIN.

Accommodation briefly comprises: Porchway, Entrance Hall, with original tiled flooring, Sitting Room to front with bay window, open fireplace and double doors leading into Kitchen fitted with a matching range of units, to include oven, hob and extractor, tiled floor and opening into extended Dining Area with Velux skylights and sliding door to rear patio, Utility/Cloakroom with space for washing machine. On the first floor: Landing with storage, Bedroom 1 with bay window, Bedroom 2 with wardrobes, Bedroom 3 to front and Family Bathroom.

Outside: To the front is a gravelled driveway and side access. The rear has a patio, established garden and path to far end (with potential for granny annexe), with 2 sheds and an apple tree.



Sitting Room: - 5.31m x 3.02m (17'5" maximum x 9'11")

Kitchen: - 4.85m x 3.33m (15'11" x 10'11")

Dining Room: - 4.11m x 3.3m (13'6" x 10'10")

Utility/Cloakroom: - 2.3m x 1.5m (7'6" x 4'11")

Bedroom 1: - 3.66m x 3.02m (12'0" maximum x 9'11")

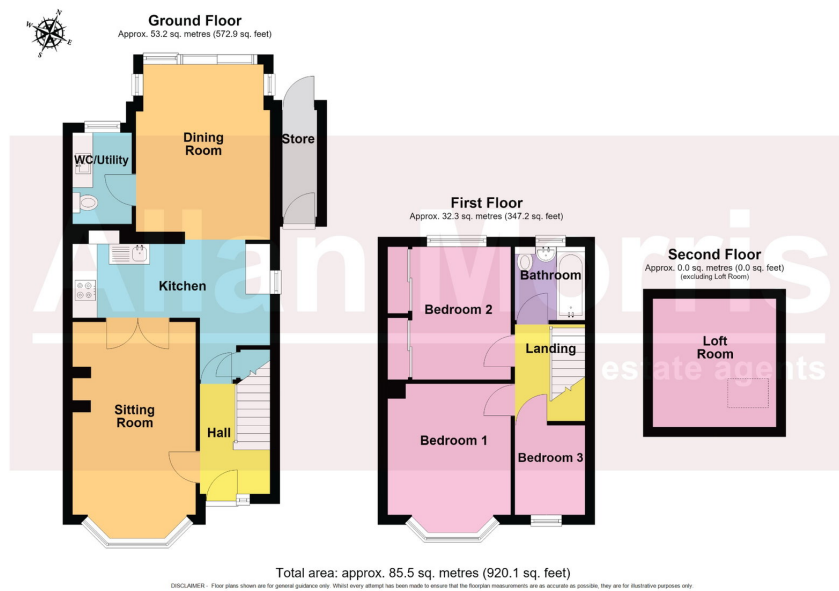
Bedroom 2: - 3.28m x 3.02m (10'9" x 9'11")

Bedroom 3: - 2.21m x 1.73m (7'3" x 5'8")

Bathroom: - 1.8m x 1.73m (5'11" x 5'8")

Loft Room: - 3.15m x 3.02m (10'4" x 9'11")





- NO ONWARD CHAIN
- 3 Bedroom end terrace house
- Extended Kitchen/Dining Area
- Open-plan flexible living Area
- Potential loft conversion
- Established rear garden
- Off road parking
- Battenhall location
- Walking distance of city & train stations
- Council Tax Band: B

