



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

26 Gorse Hill Road, Worcester. WR4 9TU

Guide Price £195,000

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A traditional style three bedroom semi detached family home inviting some updating, with huge potential to extend to the rear (subject to planning/building regulations) , with the benefit of a generous private rear garden.

Accommodation comprising: Entrance Hall, Living Room, Kitchen, Rear Lobby, downstairs Cloakroom, Pantry/Utility. On the first floor: Three Bedrooms and Family Bathroom.

Outside: The property benefits from a foregarden and most generous private rear garden enjoying a sunny aspect.

Location:

The property is located within easy reach of Worcester City centre and the M5 motorway and offers a range of local amenities, as well as enjoying a popular school catchment for Primary and Secondary options.



**Kitchen** - 2.68m x 3.8m (8'9" x 12'5")

**Lounge/Dining Room**

**Bedroom 1** - 2.66m x 3.99m (8'8" x 13'1")

**Bedroom 2** - 3.68m x 2.84m (12'0" x 9'3")

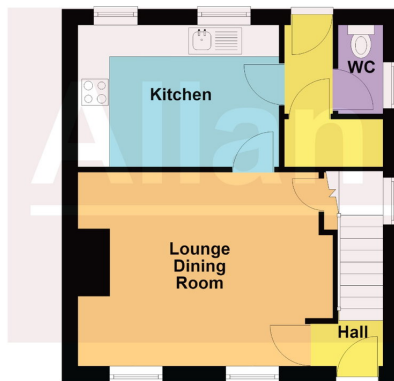
**Bedroom 3** - 2.74m x 2.82m (8'11" x 9'3")

**Bathroom** - 2.66m x 1.67m (8'8" x 5'5")





**Ground Floor**  
Approx. 37.1 sq. metres (398.8 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 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
- Huge potential to extend
- Easy access to motorway links
- Semi detached family home
- Generous garden to the rear
- Convenient location
- Council Tax Band B

