



**Allan Morris**  
estate agents

**Bramley Avenue, St. John's,  
Worcester.**



**26 Bramley Avenue, St. John's, Worcester.  
WR2 6DQ**

### **Features**

- LOCAL SCHOOLING CLOSE BY
- POTENTIAL TO UPGRADE
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- GARAGING
- WORCESTER CENTRAL HEATING BOILER
- OPEN FIRE IN SITTING ROOM

A three bedroom dormer style detached property, situated on the outskirts of St. John's within easy reach of Worcester City and transport links.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, 'L' shaped good size Sitting Room, separate Dining Room or further Reception, Kitchen/Breakfast Room, downstairs Bedroom 3, two further Bedrooms and a Bathroom.

Outside: Off road parking, garaging and a very pleasant and secure private rear garden.







### Directions:

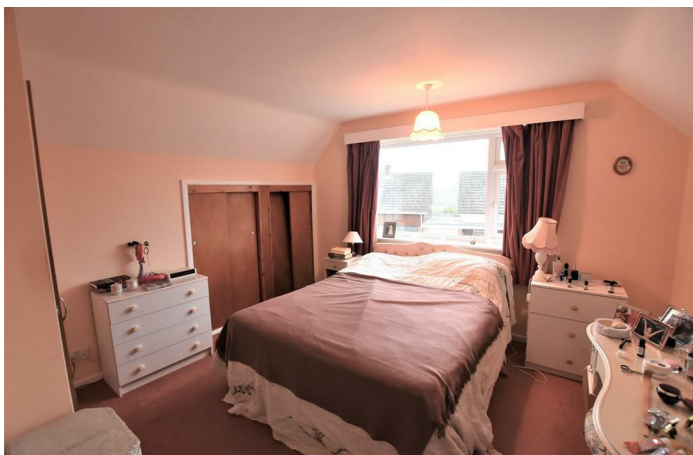
From Worcester City centre proceed out along New Road, passing the Cricket Ground to the left hand side. Staying in the right hand lane, continue around on to Tybridge Street, bearing left at MacDonalds on to Henwick Road. Continue along Henwick Road for approximately one mile, where it continues into Hallow Road. Turn left into Bramley Avenue, where number 26 can be found on the left hand side, as indicated by our For Sale board.

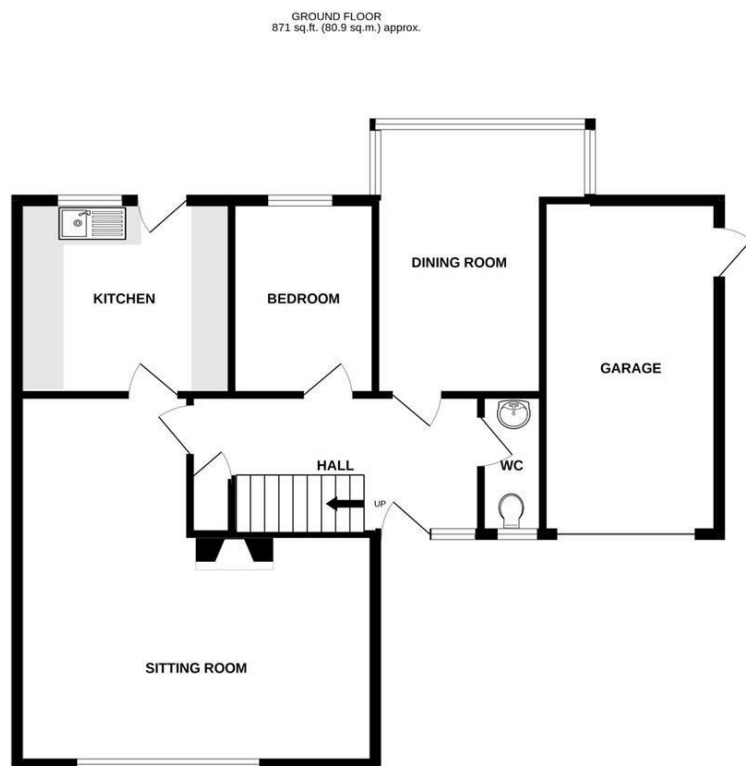
WAM 6649

### Useful Information:

Tenure: Freehold

EPC rating: E





TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floorplan Measurements:

SITTING ROOM:  
19'3" x 18'3" maximum 9'1" minimum

KITCHEN / BREAKFAST ROOM:  
10'11" x 10'2"

DOWNSTAIRS BEDROOM 3:  
10'4" x 7'2"

DINING ROOM:  
15'2" x 10'11"

BEDROOM 1:  
12'4" x 11'11"

BATHROOM:  
6'10" x 5'7"

BEDROOM 2:  
12'2" x 10'2"

## 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. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be eluded 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.

## Contact us:

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