



**Allan Morris**  
estate agents

**Cecilia Avenue, Worcester.**



## 5 Cecilia Avenue, Worcester. WR2 6EN

### Features

- REFURBISHED THROUGHOUT
- BEAUTIFULLY PRESENTED
- WALKING DISTANCE TO AMENITIES
- CHANTRY CATCHMENT
- POPULAR AND CONVENIENT LOCATION
- GOOD SIZED GARDEN
- PRIVATE GARDEN
- OPEN-PLAN LIVING

A much improved and well appointed detached family home, offering 3/4 bedrooms, open-plan living, ample parking all whilst being situated in a quiet and popular location.

Accommodation comprising: Entrance Hall, Open-Plan L-shaped Living/ Dining/ Kitchen Room, Utility, WC, Downstairs Bedroom Four/Office with WC. On the first floor Three Bedrooms, Master with Fitted Wardrobes and Family Bathroom with Walk-in Shower & Freestanding Bath.

Outside: To the front is a block paved driveway with parking for four cars. Gated side access to rear garden with paved patio, lawn and garden shed. All enclosed with panelled fencing.

### LOCATION:

The property is located within the popular St Johns area to the West of Worcester City centre. Offering easy access to local amenities, both primary and secondary schooling, Worcester City centre and back out to the countryside.





### Directions:

From Worcester City Centre proceed over the river and on passing the Cricket Ground bear right onto the A44 moving into the left hand lane. Continue along passing the Worcester University Arena towards Hallow for approximately 1 mile before turning left into Monarch Drive. Take the first left into Cecilia Avenue where the property can be found on the left hand side.

WAM 7012

### Useful Information:

Tenure: Freehold

EPC rating: E

Council Tax Band: D

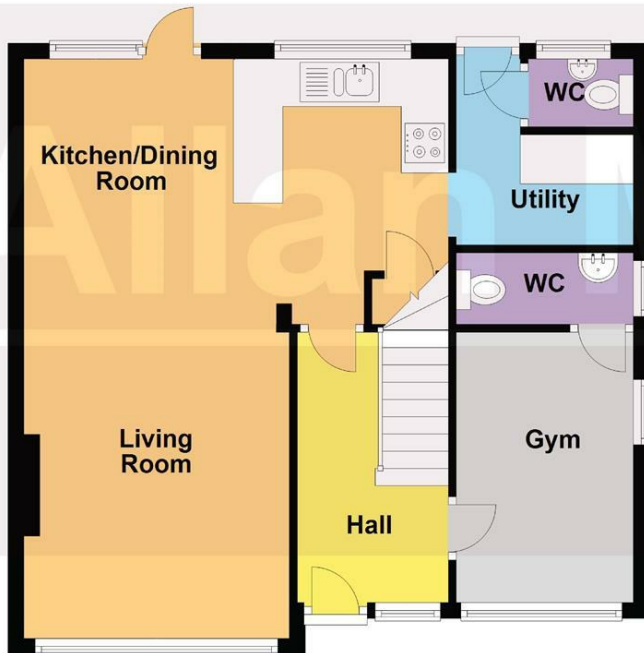






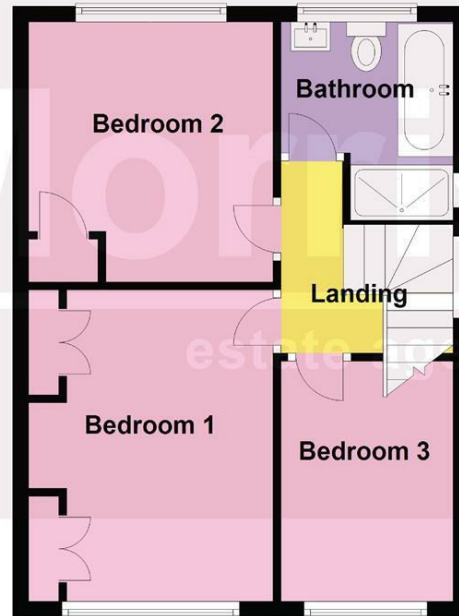
### Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.9 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.

### Floorplan Measurements:

LIVING AREA:  
11'0" x 12'8"

DINING AREA:  
9'1" x 10'6"

KITCHEN:  
8'6" x 10'6"

UTILITY:  
7'4" x 4'6"

DOWNSTAIRS BEDROOM 4 / OFFICE:  
12'0" x 7'1"

BEDROOM 1:  
13'0" x 8'6"

BEDROOM 2:  
10'8" maximum 8'7" minimum x 10'1"

BEDROOM 3:  
9'11" maximum 6'7" minimum x 7'3"

### 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 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.

### Contact us:

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