



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

7 Framlingham Close, Worcester. WR5 3RE

£190,000

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A rare opportunity to acquire a beautifully presented and fully renovated one bedroom mid-terraced house, offering a contemporary lifestyle in a quiet yet convenient location.

This inviting home features an open-plan lounge, kitchen, and dining area, creating a bright and versatile living space perfect for modern needs. The kitchen is thoughtfully designed and the lounge area offers direct access to the garden. On the first floor is a comfortable double bedroom and a well-appointed shower room.

Outside, the property boasts a private fore garden and a delightful, low-maintenance rear garden, fully enclosed by fencing with gated access to the rear. The garden also includes a spacious shed with power, offering excellent storage solutions. The property further benefits from an allocated parking space.

Located in the popular Copperfield area, this home is approximately one and a half miles from Worcester City centre, providing easy access to local amenities. Motorway links via Junction 7 of the M5 are readily accessible for commuters. Nearby, you'll find a superstore, a parade of shops, and a public house. There's also access to a delightful park and popular schooling in the vicinity.

This property is an ideal choice for a first-time buyer seeking a modern, low-maintenance home or an investor looking for a desirable rental opportunity.

Agents Note: All furniture, white goods and furnishing can be available via separate negotiation.

Lounge/Kitchen/Diner - 6.87m x 4.16m (22'6" x 13'7")

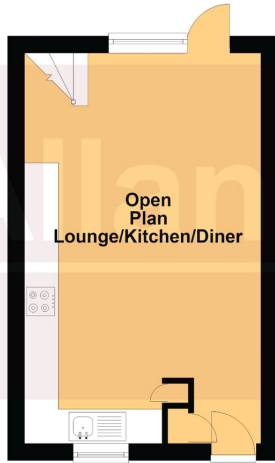
Bedroom - 3.92m x 2.52m (12'10" x 8'3")

Shower Room - 3.06m x 1.54m (10'0" x 5'0")





Ground Floor
Approx. 28.6 sq. metres (307.5 sq. feet)



First Floor
Approx. 16.3 sq. metres (175.5 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 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.

- Fully renovated mid terraced house
- Open plan Living accommodation
- Allocated parking space
- Ideal for first time buyer or investment
- No onward chain
- Double Bedroom house
- Private garden
- Easy access to motorway links
- Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC