



Allan Morris
estate agents

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

**19 Cecilia Avenue, St. John's, Worcester.
WR2 6EN**

Features

- NO ONWARD CHAIN
- Scope to modernise, if required
- Quiet location
- Chantry High School catchment
- Large Garden and garaging
- Sought after St. John's location

A rare opportunity to acquire a deceptively spacious four bedroom detached family home, offering potential to modernise or extend, within the sought after area of St. John's.

Accommodation briefly comprises: Entrance Hallway, downstairs Cloakroom, large open-plan Sitting/Dining Room, Kitchen and Garaging. To the first floor: Four Bedrooms and Family Bathroom.

Outside: To the front is a driveway and lawned foregarden. To the rear of the property is a good size garden, fully enclosed by fencing, seating area and hard standing for a shed.

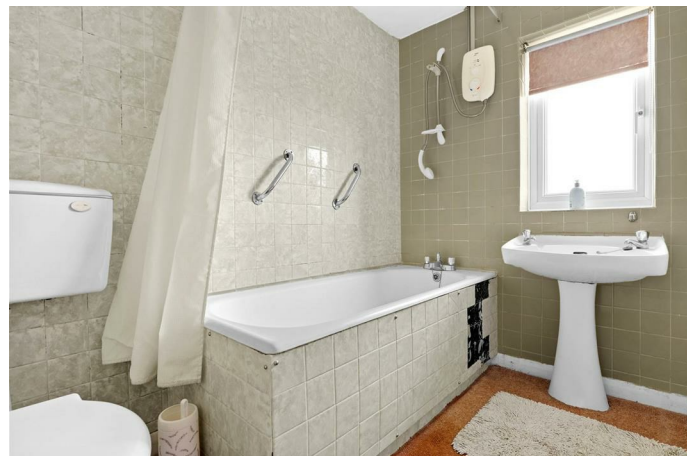




Directions:

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 1st left into Cecilia Avenue, where number 19 can be found on the left hand side.

WAM 7288



Useful Information:

Tenure: Freehold

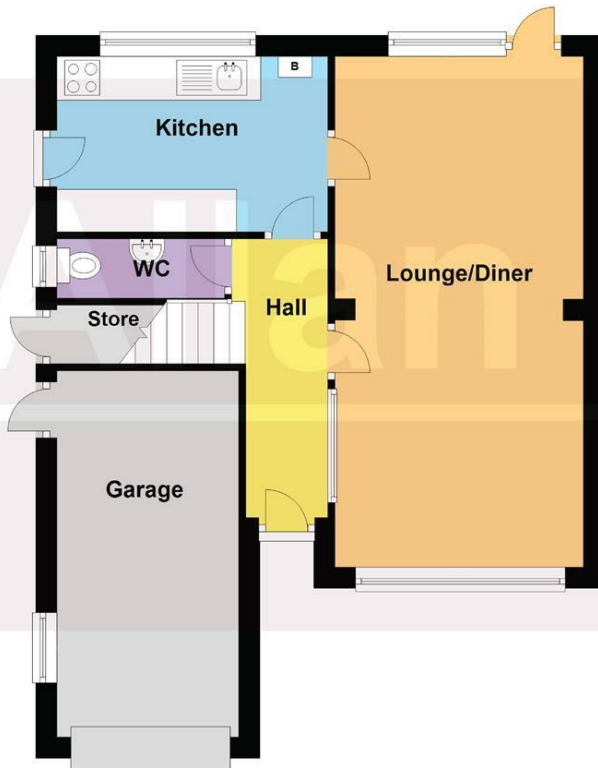
EPC rating: D

Council Tax Band: D



Ground Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Total area: approx. 114.7 sq. metres (1234.4 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:

KITCHEN:
12'7" x 8'3"

SITTING ROOM / DINING ROOM:
23'11" x 11'8"

BATHROOM:
8'3" x 6'0"

BEDROOM 1:
12'1" x 11'8"

BEDROOM 2:
11'8" x 11'10"

BEDROOM 3:
12'9" x 9'1"

BEDROOM 4:
8'3" x 6'6"

GARAGE:
17'0" x 8'5"

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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