



It's who you move with.









## \*\*\*SOLD BEFORE GOING TO MARKET\*\*\*

Rooms:

**Dining Room** - 4.9m x 3.98m (16'0" x 13'0") max

**Lounge** - 5.13m x 4.1m (16'9" x 13'5")

Family Room - 5.23m x 2.89m (17'1" x 9'5")

**Kitchen/Breakfast Room** - 5.21m x 3.66m (17'1" x 12'0")

Pantry - 1.73m x 1.36m (5'8" x 4'5")

**Utility Room** - 2.56m x 1.7m (8'4" x 5'6")

WC - 1.51m x 1m (4'11" x 3'3")

**Stairs To First Floor Landing** 

Main Bedroom - 4.12m x 3.99m (13'6" x 13'1") max

Ensuite - 2.7m x 1.43m (8'10" x 4'8")

Bedroom 2 - 5.15m x 4.09m (16'10" x 13'5")

**Bedroom 3** - 2.81m x 2.61m (9'2" x 8'6")

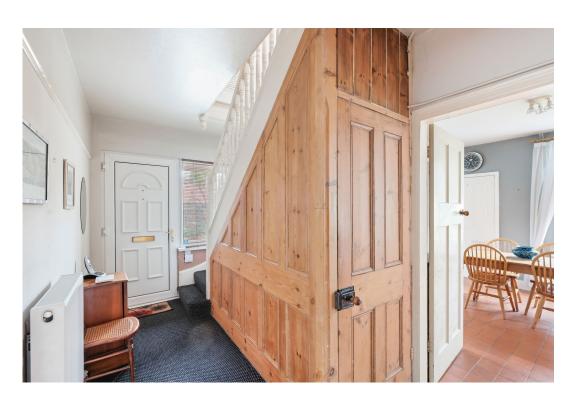
**Bathroom** - 3.65m x 2.24m (11'11" x 7'4")

Stairs To Second Floor Landing

**Bedroom 4** - 4.09m x 3.19m (13'5" x 10'5")

**Study** - 3.14m x 2.88m (10'3" x 9'5")

**Play Room** - 4.19m x 2.19m (13'8" x 7'2") max





## Laugherne Road, Worcester



For illustrative purposes only. Decorative finishes, fixtures & fittings do not present the current state of the property. Measurements are approximate & not to scale. Floor Plans made using PoomSketches.

- Detached Period Property
- Four Off-Road Parking Spaces
- Three Reception Rooms

- · Double Garage
- Popular St Johns Location
- Study & Playroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80)		76
(55-68)	<b> </b>	
(39-54)	50	
(21-38)		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	

For more information on this house or to arrange a viewing please call the office on:

Alternatively, you can scan the QR to view all of the details of this property online.



