

## Property Description

A period terraced home offering well proportioned and versatile accommodation over three floors, situated within the popular and sought-after residential area of Barbourne, Worcester. The location provides easy access to local shopping facilities, the city centre, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge
Dining Room
Kitchen
Basement/Cellar
Three Bedrooms, all doubles.
Family Bathroom with bath and separate shower

Outside to the front of the property is a walled fore garden with a gated pathway leading to the front door. To the rear of the property is a mature private predominately lawned garden with shrub beds/borders, paved patio areas, outside WC and brick store room. Pedestrian rear access.

Services: All mains services are connected. Central heating is installed.











## Approx. 46.6 sq. metres (501.5 sq. feet) First Floor Approx. 44.0 sq. metres (473.9 sq. feet) Kitchen Family 3.64m x 2.23m (11'11" x 7'4") Bathroom 3.64m x 2.23m (11'11" x 7'4") **Basement** Second Floor Approx. 18.7 sq. metres (201.3 sq. feet) Approx. 33.5 sq. metres (360.8 sq. feet) Eaves Storage Basement Dining Bedroom 3.95m x 4.73m (13' x 15'6") Room 4.07m x 2.97m (13'4" x 9'9") Bedroom 5.39m (17'8") x 4.73m (15'6") max Bedroom Lounge 3.88m x 3.61m (12'9" x 11'10") 3.37m x 4.73m (11'1" x 15'6") Eaves

**Ground Floor** 

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Total area: approx. 142.8 sq. metres (1537.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

## **Key Features**

- A period terraced home with far reaching views
- Well proportioned, well presented and versatile accommodation
- Popular & sought after quiet residential area
- Period features
- Private mature garden
- Central heating
- Easy access to local shopping facilities & the city centre
- Viewing highly recommended

Guide Price £325,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -Worcester City Council