



Barbourne Lane, Worcester, WR1 3EU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Victorian townhouse backing onto Gheluvelt park. This three bedroomed townhouse provides generously proportioned accommodation, with high ceilings complemented by large sash style windows throughout.

The charming accommodation has been well-maintained, with wonderful original charm, with great versatility and future potential.

The paved driveway creates an off-road parking option and steps lead to the front door. An initial porch area has a delightful stained-glass door and opens into the hallway. The two generous reception rooms are interlinked with double doors, creating wonderful versatility. The reception room at the front of the property has a pretty bay window, feature open fireplace and wooden floorboards, whilst the central room overlooks the rear, with further feature fireplace, useful cupboards and shelving to the recesses.

To the rear of the home, the kitchen has a range of wall and base units, with granite effect worksurfaces, integrated five ring gas hob, electric oven, dishwasher and ample space for further appliances. There are two windows to the side and French doors to the garden, and a useful downstairs cloakroom which houses the gas boiler. From the kitchen a door leads down to the cellar, which is a great space with power and lighting.

There are two excellent double bedrooms and a single on the first floor. The generous master has two windows to the front aspect, exposed floorboards, feature fire





Key Features

- WELL PRESENTED
- 2 RECEPTION ROOMS
- KITCHEN
- 3 BEDROOMS
- CELLAR
- PRIVATE GARDEN
- DRIVEWAY FOR OFF ROAD
- VIEWINGS HIGHLY RECOMMENDED

**Offers In Excess Of
£330,000**

Barbourne

Barbourne Lane is a prime position just a short distance from Worcester city centre. It is extremely convenient for all that city living has to offer, and is within striking distance of Gheluvelt Park. From Gheluvelt Park there is access by foot to Worcester Racecourse. Footpaths along the river lead to the County Cricket ground and Worcester Cathedral.

Worcester Foregate Street station provides mainline trains to Birmingham and London Paddington, and the M5 corridor can be accessed at J6 and J7.

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

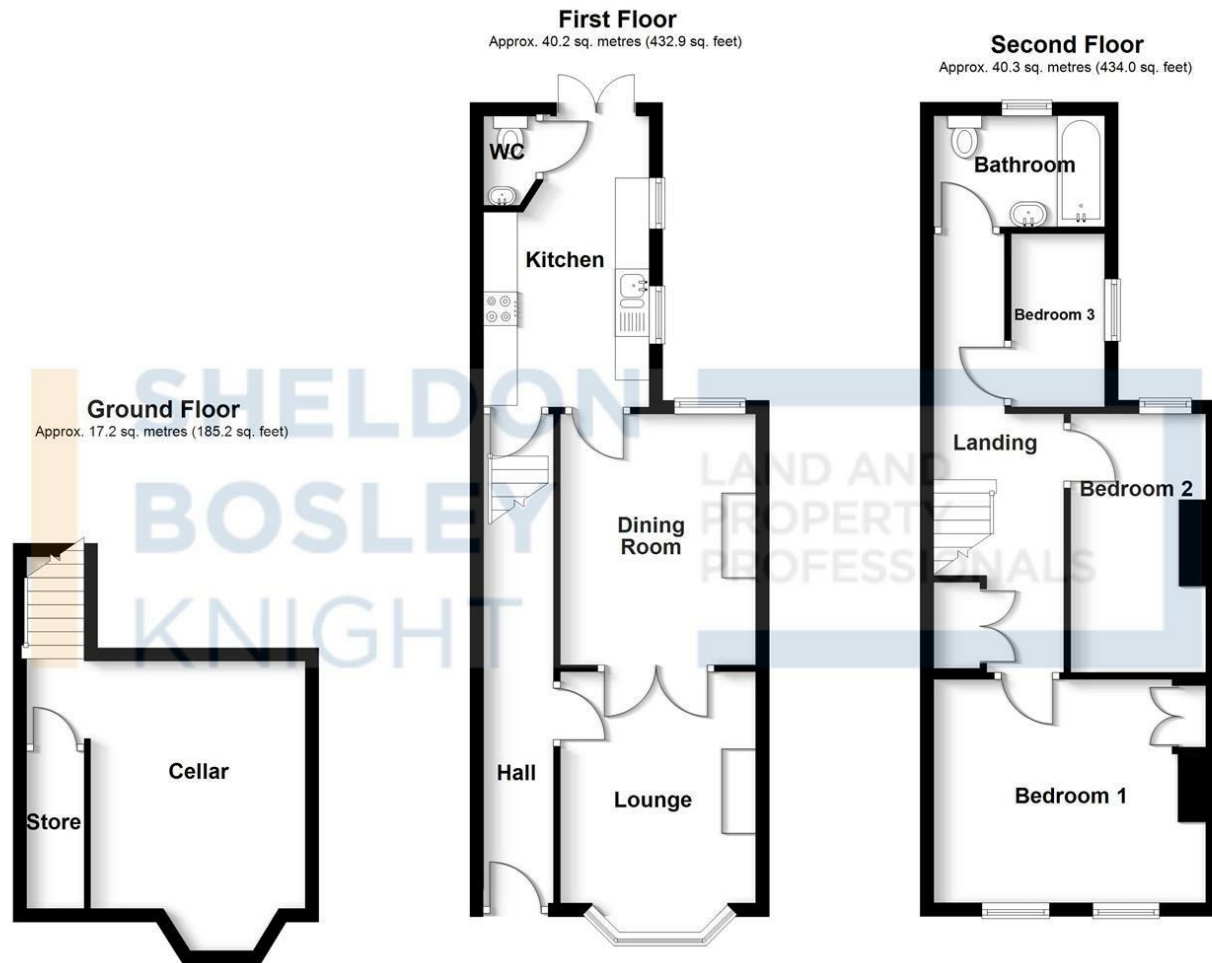
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 97.7 sq. metres (1052.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Worcester

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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