



**Allan Morris**  
estate agents

Lansdowne Road, Worcester.

## 116 Lansdowne Road, Worcester. WR3 8JL

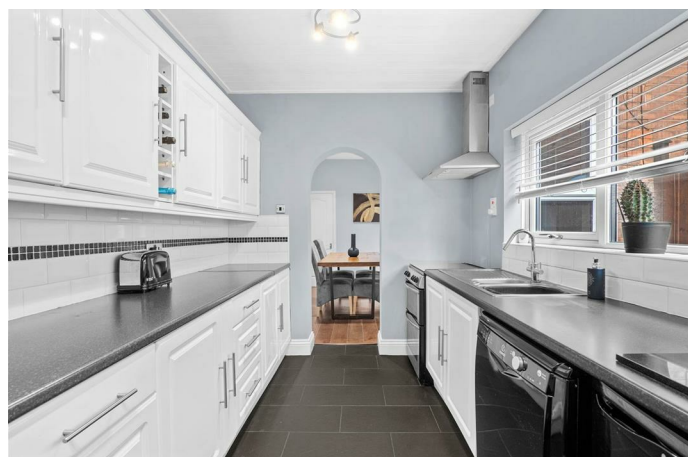
### Features

- 3 Bedroom period property
- Very well presented
- Sitting Room with bay window to front
- Dining Room/2nd Reception
- Kitchen with Utility Area off
- Pleasant rear garden + parking to the rear with Garage

The property is situated within this sought after area, within easy reach of Worcester City and its amenities and major transport links. Offering a well planned, flexible property with parking to the rear.

Accommodation briefly comprises: Sitting Room with bay window to front elevation, Dining Room with feature chimney recess and mantle over, good size Kitchen with Utility Area and access to the rear, downstairs Cloakroom. On the first floor: Large double Bedroom to the front, two further Bedrooms and modern Shower Room with double shower.

Outside: Easily maintained frontage and to the rear a pleasant well maintained garden, with seating areas, Garage and access to parking.

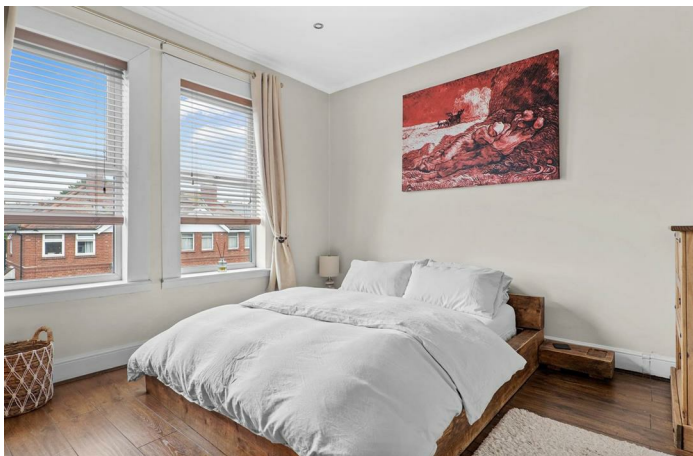




### Directions:

From Worcester City centre proceed out along Rainbow Hill and turn left into Lansdowne Road, where number 116 can be found on the left hand side, as indicated by our For Sale board.

WAM 7233



### Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: B



**Ground Floor**  
Approx. 48.8 sq. metres (525.3 sq. feet)



**First Floor**  
Approx. 46.5 sq. metres (500.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 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:

SITTING ROOM:  
14'1" to bay x 13'9"

DINING ROOM / 2ND RECEPTION:  
13'5" x 11'5"

KITCHEN:  
12'5" x 7'10"

UTILITY AREA:  
4'11" x 4'7"

BEDROOM 1:  
13'5" x 11'9"

BEDROOM 2:  
11'5" x 10'2"

BEDROOM 3:  
8'2" x 7'10"

SHOWER ROOM:  
7'8" x 7'6"

### 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:

Address:  
32 Sidbury, Worcester, WR1 2HZ