



**Allan Morris**  
estate agents

**Barbourne Terrace,  
Barbourne, Worcester.**

## 2 Barbourne Terrace, Barbourne, Worcester. WR1 3JS

### Features

- Stunning Grade II Listed period family home
- 4 Bedrooms
- Flexible living accommodation
- Gardens to front and rear
- Off road parking
- Prime central location

Rarely available stunning and fully refurbished four-bedroom Georgian property on one of Worcester's most desirable streets. Situated in the highly sought after Barbourne area of Worcester the property has undergone a fully restoration including: A full rewire and replumbing, commercial grade oak flooring, limestone tiling, traditional cast iron radiators and custom hard wood shutters throughout.

Accommodation briefly comprises: Entrance Hall, stunning open-plan Breakfast Kitchen/Dining Room with granite worktops, integrated double fridge and freezer, dishwasher and filtered water tap, and Cloakroom. On the lower ground floor: Study, Bedroom 4, utility room with Worcester Bosch boiler, and Bathroom with underfloor heating. On the first floor: Spacious Living Room and Bedroom 3. On the second floor: Bedroom 1 and Bedroom 2. On the third floor: Stunning Bathroom with underfloor heating.

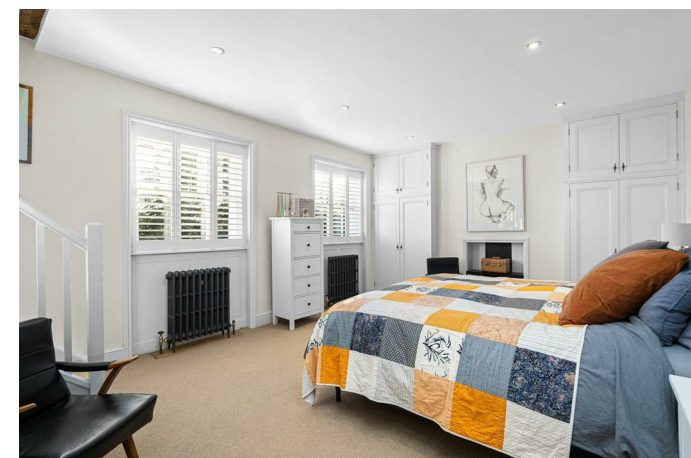
Outside: To the front is enclosed private garden partly laid to lawn and patio, offering a good degree of privacy. To the rear is courtyard garden initially and archway through to further garden area with access to the rear out to off road parking for 2/3 vehicles and option of additional residents permit parking.

### LOCATION:

The property is situated within the sought after area of Barbourne, offering excellent local schooling, amenities, easy access to the City centre, the glorious Gheluvelt Park and 2 Railway Stations both, with direct access to London.

Agents Note 1: The property benefits from glorious high ceilings to both ground and first floors.

Agents Note 2: Alarm system installed.

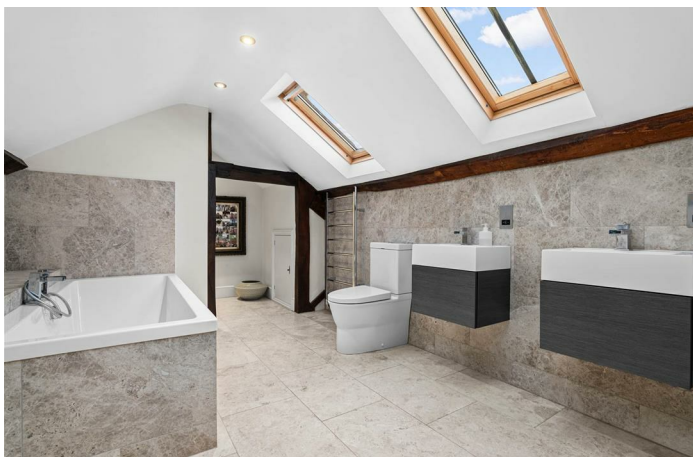




### Directions:

From Worcester City centre, proceed in a northerly direction through the Tything and into Barbourne, passing the Royal Grammar school on the right hand side. Continue along and turn left into Barbourne Terrace, where number 2 can be found on the right hand side, almost immediately, as indicated by our For Sale board.

WAM 7199



### Useful Information:

Tenure: Freehold

EPC Rating: N/A

Council Tax Band: F



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.

## 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.

## Floorplan Measurements:

**KITCHEN:**  
15'11" x 12'11"

**DINING ROOM:**  
13'9" x 12'0"

**W.C.:**  
9'6" x 5'7"

**UTILITY ROOM:**  
6'5" x 5'0"

**BEDROOM 3:**  
13'10" x 11'8"

**BATHROOM:**  
7'2" x 5'4"

**BEDROOM 4:**  
13'1" x 12'7"

**STUDY:**  
13'9" x 12'1"

**LIVING ROOM:**  
20'0" x 12'10"

**BEDROOM 2:**  
13'8" x 12'2"

**BEDROOM 1:**  
19'10" (to rear of wardrobe) x 13'1"

**BATHROOM:**  
15'10" max 11'1" min x 8'11"

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ