



Allan Morris

estate agents

**Lavender Road, Barbourne,
Worcester**

2 Lavender Road, Barbourne, Worcester.

WR3 7AE

Features

- 5/6 Bedrooms
- 3 Reception Rooms
- Original features
- Garden to front and rear
- Double Garage and off road parking
- Sought after location

An exceptional 5/6 bedroom Victorian family home, offering most generous accommodation and retaining many original features, situated in the highly sought after Barbourne area of Worcester.

Accommodation briefly comprising: Entrance Vestibule, Hall, Living Room, Dining Room, Snug and Kitchen/Breakfast Room. On the lower ground floor: Converted Cellar (currently used as a Gym, but also ideal for further Bedroom, if required). On the first floor: Master Bedroom with En-Suite Shower Room, further double Bedroom, Family Bathroom and Store Room. On the second floor: Three further Bedrooms and Shower Room.

Outside: To the front is a well tended lawned garden. To the rear is a delightful private garden, offering a great degree of privacy and access to double Garage and off road parking.

LOCATION:

The property is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Directly opposite is the award winning Gheluvelt Park and within a short walk are several shops, public houses and cafes, as well as Worcester Foregate Street Station and the City centre itself.





Directions:

From Worcester City Centre proceed in a northerly direction along Foregate Street and into The Tything. Bear left onto Ombersley Road and take the immediate left turn into Lavender Road, where number 2 can be found on the right hand side.

WAM 7306



Useful Information:

Tenure: Freehold

EPC rating: F

Council Tax Band: E



Ground Floor
Approx. 118.2 sq. metres (1272.1 sq. feet)



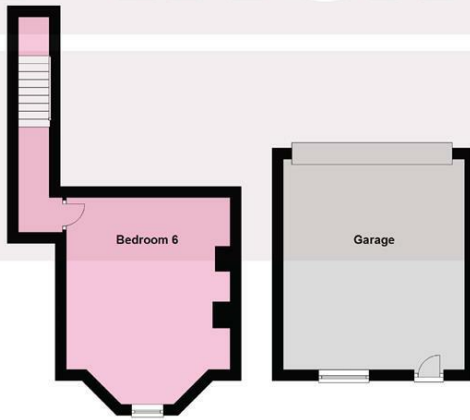
First Floor
Approx. 73.0 sq. metres (785.8 sq. feet)



Second Floor
Approx. 55.1 sq. metres (593.2 sq. feet)



Basement
Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 274.7 sq. metres (2956.7 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:

DINING ROOM:
14'4" x 12'5"

LIVING ROOM:
19'3" max (into bay) 15'9" min x 14'6"

SNUG:
15'8" x 9'9"

KITCHEN / BREAKFAST ROOM:
18'5" x 9'9"

CONVERTED CELLAR / BEDROOM:
19'1" maximum x 13'9"

BEDROOM 1:
19'3" maximum 15'9" minimum x 16'0"

EN-SUITE SHOWER ROOM:
8'2" x 3'3"

BEDROOM 2:
16'4" x 12'4"

BEDROOM 3:
14'5" x 12'5" maximum 11'2" minimum

BEDROOM 4:
14'5" max 10'9" min x 12'5" max 11'2" min

BEDROOM 5:
12'0" x 6'2"

SHOWER ROOM:
9'9" x 2'8"

BATHROOM:
11'9" x 9'7"

DOUBLE GARAGE:
18'8" x 16'3"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

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.