



Allan Morris
estate agents

**Waterworks Road, Barbourne,
Worcester.**

31 Waterworks Road, Barbourne, Worcester. WR1 3EY

Features

- No Onward Chain
- Characterful property
- Overlooking Gheluvelt Park
- 3 Bedrooms
- Large garden
- Quiet location

A fantastic chance to acquire a characterful three bedroom terraced property inviting modernisation, situated overlooking the popular Gheluvelt Park.

Accommodation briefly comprising: Entrance Porch, Living Room, Dining Room with storage cupboard off, Kitchen with walk-in pantry, lobby with downstairs W.C. and Utility Room off and access to rear garden. To the first floor: Three double Bedrooms and a re-fitted Shower Room.

Outside: To the front front of the property is a low maintenance walled foregarden. The rear garden is of particular note and of a good size, initially onto patio area and the remainder mostly laid to mature shrub and hedge borders.

LOCATION:

The property is situated in the heart of Barbourne close to the popular Gheluvelt Park, Worcester Pitchcroft and shops and amenities of North Worcester.

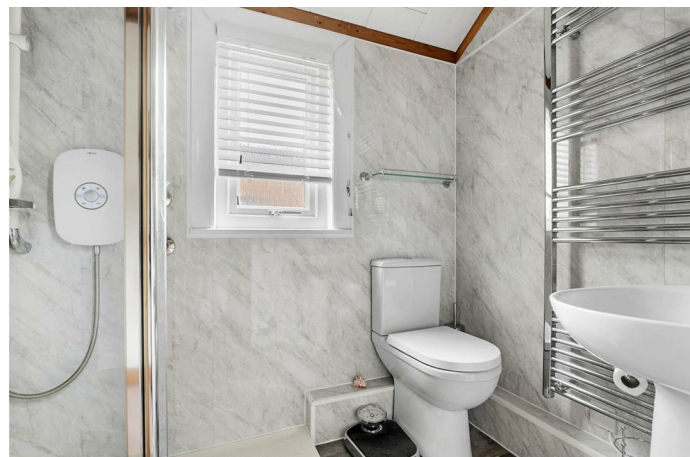




Directions:

From Worcester City centre proceed along The Tything. Before Gheluvelt Park turn left into Somers Road. Continue along onto Barbourne Walk and then onto Waterworks Road, where number 31 can be found on the left hand side.

WAM 7312



Useful Information:

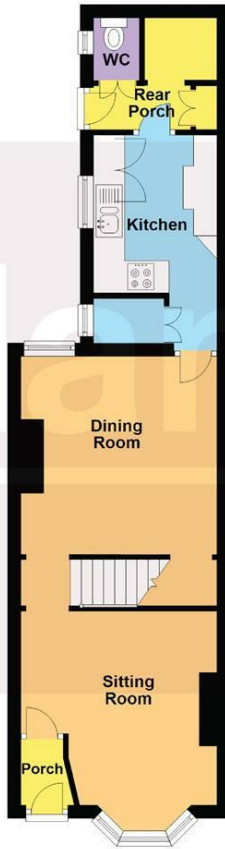
Tenure: Freehold

EPC rating: F

Council Tax Band: C



Ground Floor
Approx. 47.8 sq. metres (514.8 sq. feet)



First Floor
Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 95.0 sq. metres (1022.7 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:

LIVING ROOM:
14'7" max 12'4" min x 12'3"

DINING ROOM:
12'4" x 12'3" max 10'9" min

KITCHEN:
12'8" x 7'7" max 6'5" min

UTILITY:
4'4" x 4'1"

BEDROOM 1:
12'3" x 12'3"

BEDROOM 2:
12'5" x 9'6"

BEDROOM 3:
12'1" x 7'9"

BATHROOM:
7'8" x 4'9"

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:

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