



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# Barbourne Road, Barbourne, Worcester

£475,000

3 2 2





A beautifully presented and fully renovated three bedroom detached family home, situated in a highly sought after and convenient location.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Dining Room and stunning Kitchen. On the first floor: Two Bedrooms, Study Area and Family Bathroom. On the second floor: Further Bedroom and En-Suite Shower Room.

Outside: The property benefits from a generous size Garage and off road parking, accessed via secure double gates, useful outside store, split into two parts. To the rear is an enclosed private garden.

AGENTS NOTE: It is our understanding from our vendor that the 2nd floor accommodation was done prior to requirement for building regs approval.

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. Very close by is the award winning Gheluvelt Park, as well as several shops, bars and cafes.

**DINING ROOM:** - 4.72m x 3.38m

**LIVING ROOM:** - 4.98m x 3.56m

**KITCHEN:** - 3.61m x 2.36m

**STUDY AREA:** - 3.43m x 2.44m

**BEDROOM 1:** - 5.26 max (into bay) 4.42 min x 3.56

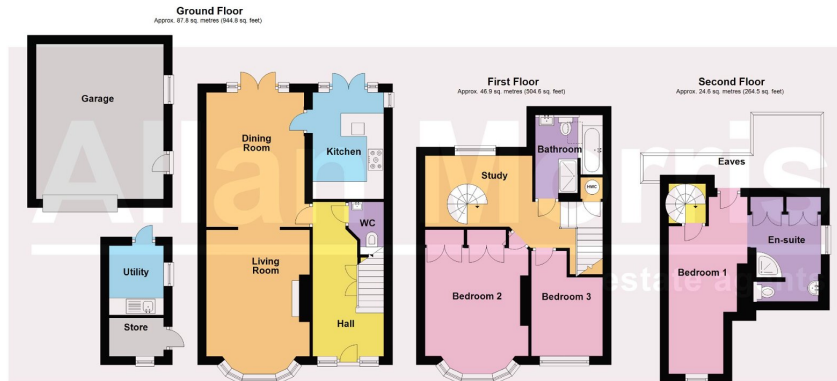
**BEDROOM 2:** - 2.72m x 2.44m

**BEDROOM 3:** - 6.12m max 5.08m min x 2.26m max 1.91m min

**SHOWER ROOM:** - 3.58m x 2.24m







Total area: approx. 159.2 sq. metres (1713.9 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.

- Detached house
- Beautifully renovated throughout
- 3 Bedrooms
- 2 Bathrooms
- Extra width Garage & off road parking
- Rear garden
- Close proximity to Gheluvelt Park
- Easy access into Worcester City centre
- Council Tax Band D

