



Allan Morris
estate agents

**Park Avenue, Barbourne,
Worcester.**

48 Park Avenue, Barbourne, Worcester. WR3 7AH

Features

- No Onward Chain
- Deceptively spacious
- Scope to extend
- Extra potential
- Sought after location
- Close to City centre

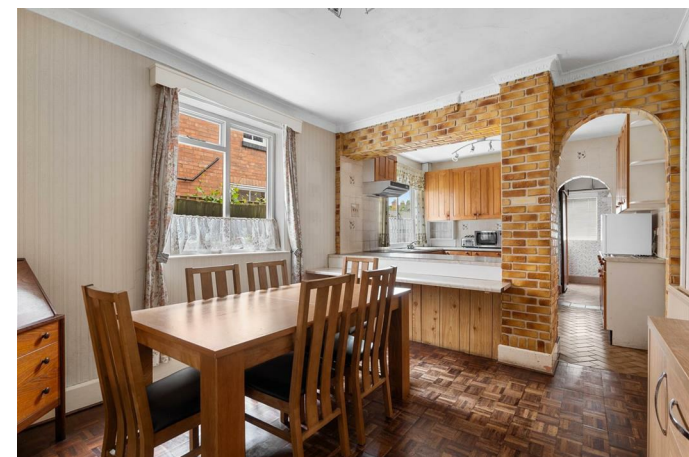
A fantastic opportunity to acquire a delightful and deceptively spacious four bedroom period property in the sought after Park Avenue, requiring modernisation and extending if required.

Accommodation briefly comprising: Entrance Hall, Sitting Room, Snug/Reception 2, Dining Room, Kitchen, Lobby, Utility and Shower Room. To the lower level: Cellar/Workshop. On the first floor: Galleried Landing, Four Bedrooms, Dressing Room, W.C. and Family Bathroom. The property has further potential to extend into the loft and out to rear as required and subject to planning permissions.

Outside: To the front of the property is a walled foregarden with pathway leading to front door. The rear of the property is of particular note and benefits from an initial patio area, further raised beds, Garage and potential for parking.

LOCATION:

'48 Park Avenue' is situated within a sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Close by is the award winning Gheluvelt Park and within a short walk are several shops, bars 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 onto the Tything. Bear left onto Ombersley Road and turn 2nd left onto Park Avenue. Continue down Park Avenue, where number 48 will be found on the left hand side.

WAM 7319



Useful Information:

Tenure: Freehold

EPC rating: C

Council Tax Band: D



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:
15'6" x 11'10"

SNUG/RECEPTION 2:
13'10" x 11'10"

KITCHEN:
11'0" x 8'1"

LOBBY:
8'9" x 3'7"

UTILITY ROOM/SHOWER:
7'0" x 5'8"

BEDROOM 1:
13'4" x 12'9"

DRESSING ROOM:
9'2" x 3'11"

BEDROOM 2:
13'11" x 10'8"

BEDROOM 3:
11'9" x 7'11"

BEDROOM 4:
8'9" x 7'11"

W.C.:
4'5" x 2'7"

BATHROOM:
8'0" x 8'0"

CELLAR:
13'5" x 11'11"

GARAGE:
18'3" x 9'3"

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.

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk