



Allan Morris
estate agents

Thorneloe Road, Barbourne,
Worcester.

**2 Thorneloe Road, Barbourne, Worcester.
WR1 3HZ**

Features

Substantial period family home

Flexible accommodation

5/6 Bedrooms

Generous driveway and Garage

Private garden

Highly sought after location

A most spacious 5/6 bedroom semi detached period family home, situated in the highly sought after Barbourne area and offering most flexible accommodation.

Accommodation briefly comprises: Entrance Hall, Kitchen, Sitting Room, Utility Room, downstairs Cloakroom, Living Room and Dining Room. On the lower ground floor: Snug, Bedroom with En-Suite Bathroom, further Bedroom and Storage Room. On the first floor: Master Bedroom Suite with Dressing Room (formerly further Bedroom) and En-Suite Bathroom, two further double Bedrooms and Family Bathroom.

Outside: To the front is generous driveway providing parking for several vehicles and also access to single Garage. To the rear is delightful enclosed private garden.

LOCATION:

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





Directions

From Worcester City centre proceed out along the Tything, continue along and turn left into Barbourne Terrace. Bare around to the left into Thorneloe Road, where number 2 can be found on the right hand side, as indicated by our For Sale board.

WAM 7491

Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: F





Total area: approx. 305.2 sq. metres (3284.9 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.

Floorplan & Measurements

Sitting Room: 12'0" x 9'0"

Kitchen: 13'4" x 12'0"

Living Room: 14'3" x 14'0"

Utility Room: 12'11" maximum x 9'1"

Dining Room: 14'8" x 13'0"

LOWER GROUND FLOOR:

Snug: 14'11" x 13'9"

Bedroom 5: 14'5" x 12'8"

En-Suite: 9'2" x 5'6"

Bedroom 4: 17'6" x 11'8"

Store: 6'6" x 4'5"

FIRST FLOOR:

Bedroom 1: 13'5" x 12'5"

En-Suite Bathroom: 9'2" x 7'3"

Dressing Room: 12'5" x 9'3"

Bedroom 2: 15'4" x 13'4"

Bedroom 3: 14'8" x 14'3"

Bathroom: 11'3" x 9'4"

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

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