



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



43 Pope Iron Road, Barbourne, Worcester. WR1 3FF

Offers Over £425,000

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A stunning modern three bedroom terraced Town House, situated in the highly sought after Barbourne area, in easy reach of Worcester City centre and glorious riverside walks close by.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, spacious Kitchen/Diner and Utility Room off. On the first floor: Two Bedrooms and Family Bathroom. On the second floor: Master Bedroom with stunning En-Suite Bathroom.

Outside: Off road parking for 2 vehicles, as well as fully enclosed private garden to the rear.

#### 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, public houses and cafes.

**Kitchen / Diner:** - 6.5m x 4.09m (21'4" x 13'5")

**Utility Room:** - 2.49m x 1.57m (8'2" x 5'2")

**Lounge:** - 4.37m x 3.45m (14'4" x 11'4")

**Bedroom 2:** - 4.37m x 3.15m (14'4" x 10'4")

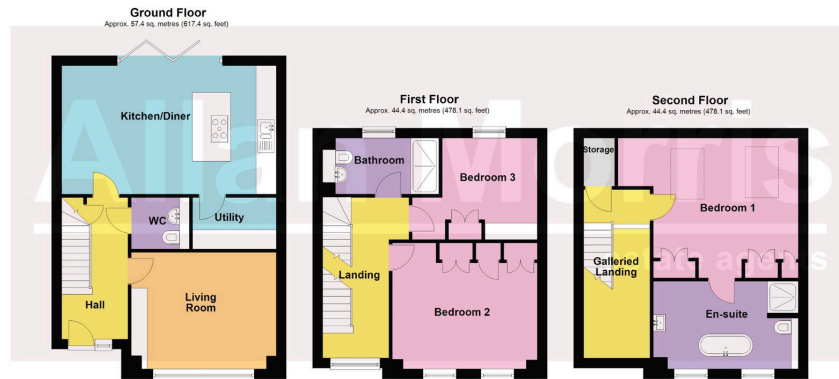
**Bedroom 3:** - 3.81m x 3.1m (12'6" x 10'2")

**Bathroom:** - 3.23m x 1.7m (10'7" x 5'7")

**Bedroom 1:** - 4.37m x 4.29m (14'4" x 14'1")

**En-Suite Bathroom:** - 4.37m x 2.64m (14'4" x 8'8")





Total area: approx. 146.2 sq. metres (1573.6 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.



- Stunning modern Town House
- Open-plan Kitchen/Diner
- Off road parking for 2 vehicles
- Convenient sought after location
- Built by Lockley Homes
- 3 Bedrooms
- Part underfloor heating
- Fully enclosed rear garden
- EPC Rating: B
- Small exclusive development

