



**Allan Morris**  
estate agents

**Rainbow Hill Terrace,  
Worcester.**

'The Regency House', 5 Rainbow Hill Terrace,  
Worcester. WR3 8NG

**Features:**

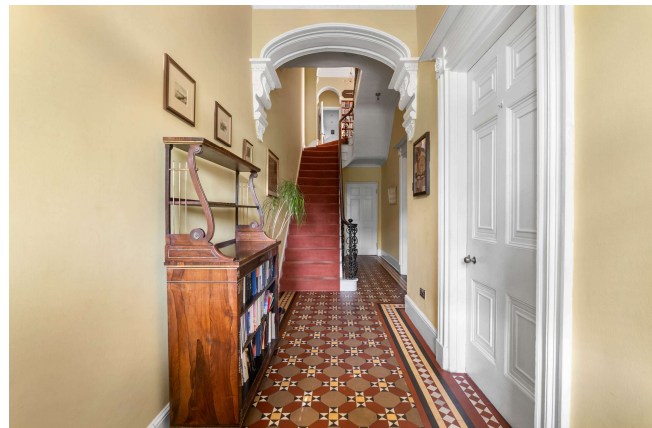
- \* Substantial 6 bedroom terraced period property
- \* Grade II Listed
- \* Original features to include ornate cornicing
- \* Spacious and flexible accommodation
- \* Super 1<sup>st</sup> floor Sitting Room with far reaching views
- \* Large garden, parking and Garaging
- \* Panoramic views over Worcester City

A wonderful opportunity to acquire a substantial six bedroom attached period property, situated within easy reach of Worcester City, schooling and major transport links. The property offers substantial and well finished updated flexible accommodation, together with parking, garaging and a good size garden, taking in stunning views towards the city and beyond.

Accommodation briefly comprises: Entrance Hall with original tiled flooring, with decorative central arch, access to Cellarage, formal Dining Room to front elevation with shutters, wooden flooring, wood burner and decorative coving, modern fully fitted Kitchen with granite worktops and integral appliances, central island unit with hob. From Initial Entrance Hall to the rear, with downstairs Cloakroom, Inner Lobby with storage, further access to side and rear and leading to Utility/Laundry Room, with further storage and integrated fridge/freezer.

From Entrance Hall Cellar (which is fully tanked) leads down to Room 1 with exposed fireplace with wood burner, storage (original Wine Cellar), 2 further areas and 3 further Storage Rooms.

From Main Entrance Hall original staircase leads to first floor: Landing with decorative stairwell and stained glass window, into Sitting Room, with 2 French doors onto balcony to front elevation, shutters, wood burner, wood flooring, stunning far reaching views towards the city, Cathedral and the Malvern Hills in the distance, Bedroom 1 to side elevation with sash windows, bedroom 2 with shutters to rear elevation, Bedroom 3 with original shutters and further fitted low level shutters, Family Bathroom with shower over and separate Shower Room with large walk-in shower, etc.





Stairs to the 2<sup>nd</sup> floor Landing and door giving access to 3<sup>rd</sup> floor: Bedroom 4 overlooking rear elevation, Bedroom 5 (currently used as the Main Bedroom), with sash window to front elevation with shutters and stunning views towards the city, walk-in wardrobe, large En-Suite Shower and sash windows with low level shutters.

From landing stairs rise to further Converted Attic/Bedroom 6 or Office, with beamwork.

#### OUTSIDE:

The front of the property has a beautiful cast iron balcony and decorative railings and Wisteria. Gated access to garden, which is in 4 sections, with the 1<sup>st</sup> section having raised beds, 2<sup>nd</sup> leading onto a lawn and Summer House, 3<sup>rd</sup> area with further lawn, raised beds and Apple trees, 4<sup>th</sup> area at the far end, ideal for vegetable produce, etc.

The rear of the property has off road parking and EV point, together with access to Garaging and gate leading to side courtyard, which can also be accessed from the rear Inner Lobby.

#### LOCATION:

The property is situated within easy walking distance of Worcester City, together with major transport links, including rails stations, amenities and local schooling to include Kings School.

## DIRECTIONS:

From our Office in Sidbury, proceed along City Walls Road. At the roundabout turn right and then left at the next. At the traffic lights turn right and then left at the next mini roundabout. Continue up Rainbow Hill, where pedestrian access can be found on the right hand side, or alternatively vehicle access via Dutton Street, Wilson Street and then into Reservoir Lane.

WAM 7782





## USEFUL INFORMATION:

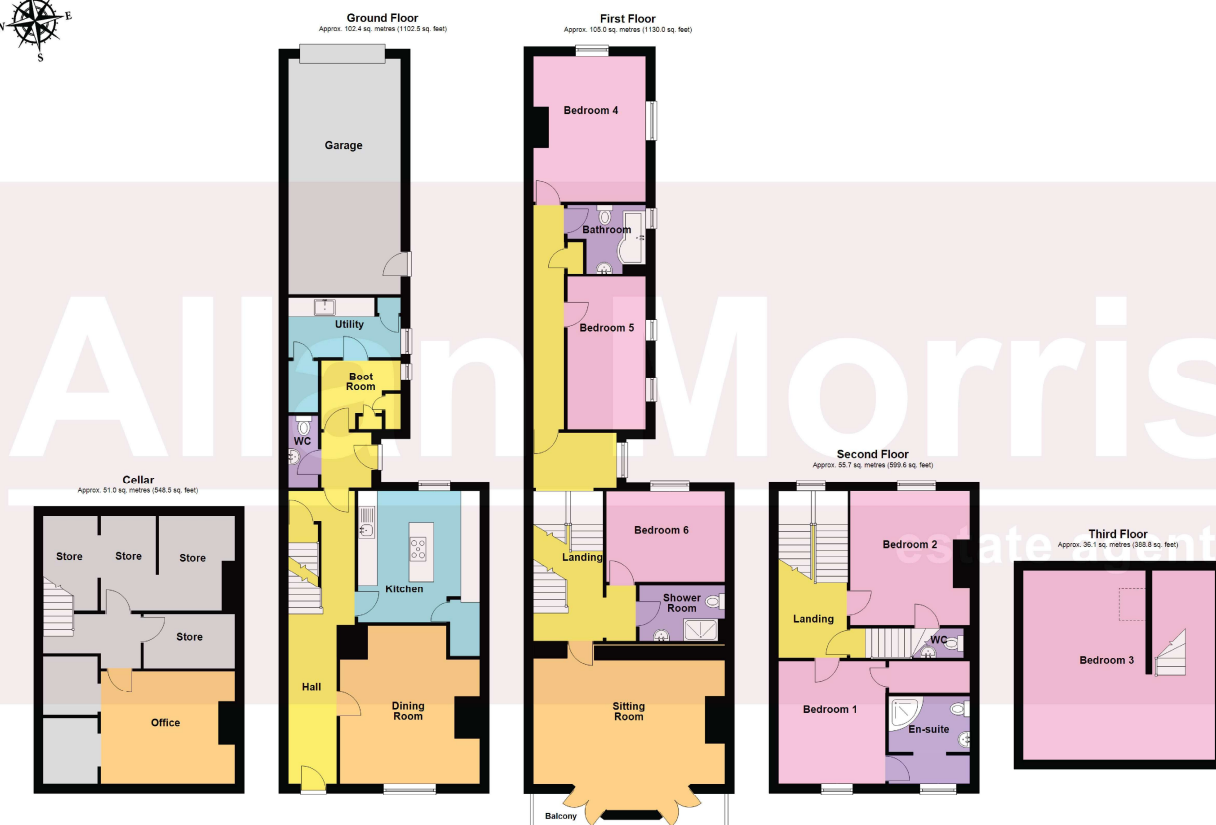
**EPC Rating:** Grade II Listed

**Tenure:** Freehold

**Council Tax Band:** G

**PRICE:** O.I.R.O. £ 850,000





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.

## 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 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.

## Floorplan & Measurements:

**Family/Dining Room:** - 4.9m x 4.4m (16'0" x 14'5")

**Room 1:** - 4.2m x 3.5m (13'9" x 11'5")

**Area 1:** - 2m x 1.7m (6'6" x 5'6")

**Area 2:** - 1.9m x 1.7m (6'2" x 5'6")

**Storage Room:** - 2.7m x 1.6m (8'10" x 5'2")

**Heating System Room:** - 2.9m x 2.2m (9'6" x 7'2")

**Storage/Cellage:** - 2.9m x 3.5m (9'6" x 11'5") overall

**Kitchen:** - 4.2m x 3.3m (13'9" x 10'9")

**Laundry/Utility Room:** - 3.5m x 1.9m (11'5" x 6'2")

**Bedroom 1:** - 4.9m x 2.5m (16'0" x 8'2")

**Bathroom:** - 2.5m x 2.2m (8'2" x 7'2")

**Bedroom 2:** - 4.6m x 3.5m (15'1" x 11'5")

**Sitting Room:** - 6.2m x 5m (20'4" x 16'4")

**Bedroom 3:** - 3.9m x 2.9m (12'9" x 9'6")

**Shower Room:** - 2.8m x 1.8m (9'2" x 5'10")

**Bedroom 4:** - 3.9m x 3.9m (12'9" x 12'9")

**Bedroom 5:** - 3.8m x 3.4m (12'5" x 11'1")

**En-Suite:** - 2.8m x 2.7m (9'2" x 8'10")

**Bedroom 6:** - 6m x 5.6m (19'8" x 18'4") overall

**Garage:** - 7m x 3.5m (22'11" x 11'5")

## Contact us:

**Address:**

32 Sidbury, Worcester. WR1 2HZ