



50 Barbourne Lane, Barbourne, Worcester. WR1 3EU

Offers Over £300,000

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**** NO ONWARD CHAIN **** A period semi detached family home, offering spacious and well proportioned accommodation, with great scope for further improvement. Situated within this highly sought after residential area of Worcester, the property further benefits from off road parking and views across/backing onto Gheluvelt Park.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, Cellar, three Bedrooms and Bathroom.

Outside: To the front of the property is a mono block frontage, providing off road parking and continues along the side/to the rear of the property, accessing the front door and a gated rear pedestrian/vehicular access (limited). To the rear of the property is an enclosed fenced/walled garden, being partially lawned, partially paved, with shrub borders, wooden garden shed, backing onto Gheluvelt Park with views to the bandstand.

Lounge - 4.08m x 3.61m (13'4" x 11'10")

Dining Room - 4.04m x 3.76m (13'3" x 12'4")

Kitchen - 3.1m x 2.52m (10'2" x 8'3")

Utility Room - 1.82m x 1.57m (5'11" x 5'1")

Cellar - 3.98m x 3.12m (13'0" x 10'2")

Bedroom 1 - 3.43m x 4.71m (11'3" x 15'5")

Bedroom 2 - 4.04m x 2.91m (13'3" x 9'6")

Bedroom 3 - 3.07m x 1.42m (10'0" x 4'7")

Bathroom - 1.85m x 2.52m (6'0" x 8'3")





Ground Floor
Approx. 49.6 sq. metres (534.4 sq. feet)

First Floor
Approx. 48.6 sq. metres (523.1 sq. feet)

Cellar
Approx. 20.4 sq. metres (219.4 sq. feet)



- NO ONWARD CHAIN
- 2 Reception Rooms
- 3 Bedrooms
- Off road parking
- Views over Gheluvelt Park
- Period semi detached family home
- Gas central heating & double glazing
- Viewing highly recommended
- Council Tax Band: C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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