



Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279  
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# Allan Morris

estate agents



## Edgar Street, Sidbury, Worcester

A wonderful Grade II listed property, situated by the King's School and the Cathedral. The property offers excellent accommodation over 3 floors and comprises of entrance hall with stone flooring, reception room with exposed floor boards and fire place, kitchen diner with granite work tops, oven with gas hob, integrated microwave and integral fridge. The washing machine is being left as a gesture of good will.



£1,500 PCM

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10, Edgar Street, Sidbury, Worcester, WR1 2LR

*All measurements are approximate. Accommodation in more detail comprises:*

Living room 12'9" by 11'5"

Kitchen diner 16'4" by 10'9"

1st floor Living room 17'0" by 11'9"

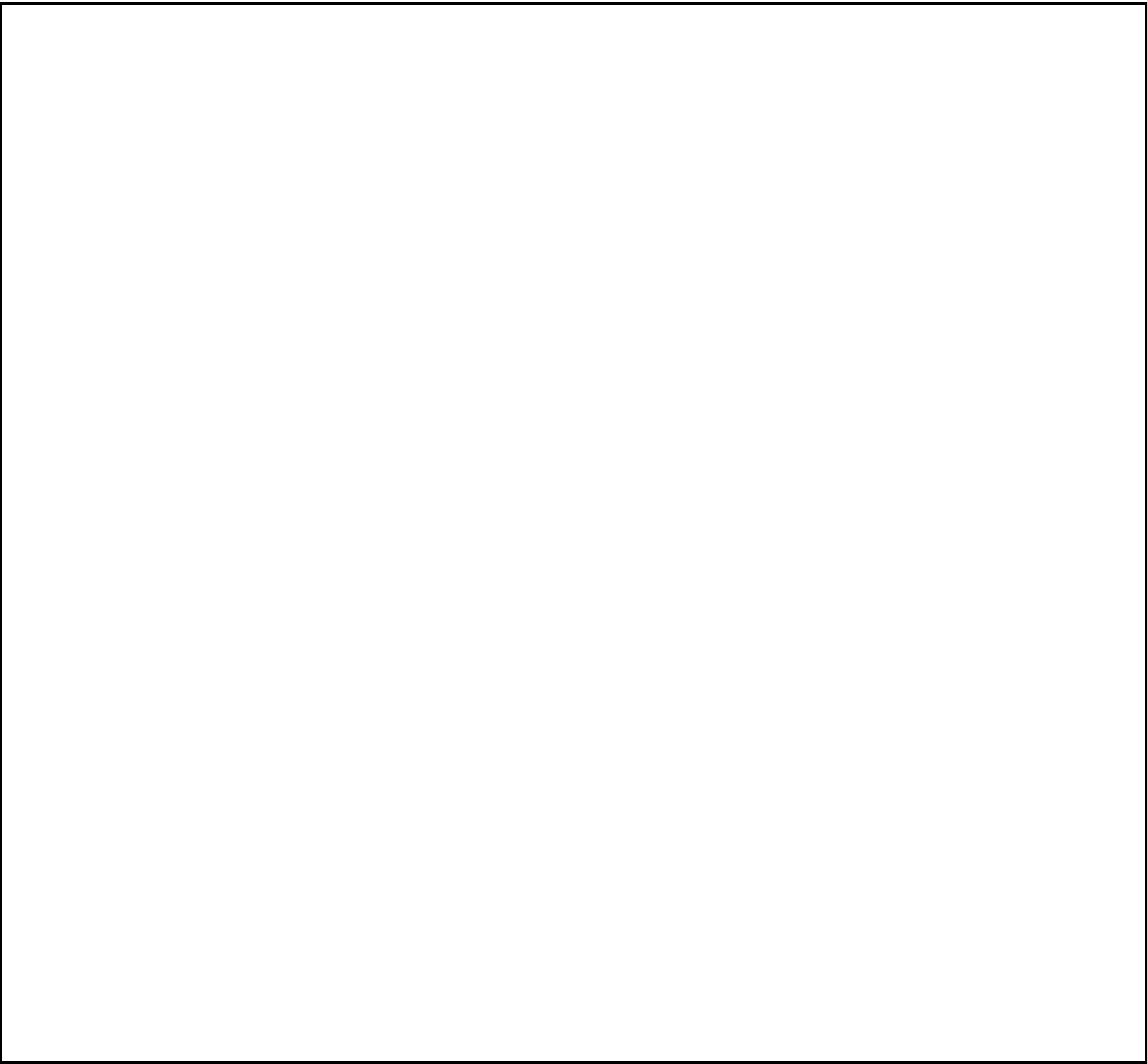
Bedroom 1 13'9" by 8'6"

Bedroom 2 15'1" by 12'5"

Bedroom 3 10'5" by 9'2"

Bathroom 14'5" by 6'6"

en-suite 9'6" by 5'6"



**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. TENURE: We understand the property is offered for sale FREEHOLD. 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.

**ROUTE TO THE PROPERTY:**