

33 Britannia Square, Worcester



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33 Britannia Square is an attached Grade II listed five bedroom family house in a very desirable and attractive location in the city.

The city has a number of very good state and independent schools. In particular, the Royal Grammar School and its preparatory school Springfield are within a few hundred yards, as are St George's Roman Catholic and St George's Church of England Junior Schools.



Guide price: £1,200,000

Tenure: Available freehold

Local authority: Worcester City Council. Tel: 01905 722233

Council tax band: Band G





A beautifully presented Regency property.



The Property

33 Britannia Square is on the favoured west side of Worcester's most desirable Regency square. It dates from 1825, with later additions and alterations. It retains many period features including traditional panel doors with decorative doorway surrounds, sash windows, window shutters, high ceilings, coving, ceiling roses and deep architrave and skirting boards.

The plot was originally acquired to build a terrace of three houses, (31 to 33 Britannia Square). In the 1950s all three houses were bought by the Alice Ottley School to be used as a boarding house known as Oaklands. In the 1990s the houses were returned to their original design of three separate dwellings. The gardens are attractive with walls or evergreen boundary hedges.

All main services are connected to the property.





Situation

Britannia Square is located in a prime position, a short distance from Worcester city centre and within a conservation area, with its fine Regency houses, planned around a large green and overlooking the racecourse. The square is extremely convenient for all that the city has to offer. There are excellent shopping and recreational facilities close by, including county cricket and horse racing on the banks of the River Severn. Within walking distance is the town centre and Worcester Foregate Street railway station, which provides mainline trains to Birmingham and London Paddington. The M5 corridor can be accessed at J6 and J7.





Total Approximate Area	SQ M / SQ FT
House	271 sq m / 2,917 sq ft
Garage	22 sq m / 238 sq ft
Total	293 sq m / 3,155 st

Knight Frank
Hereford and Worcester
 Kingsway House
 40 Foregate Street
 Worcester WR1 1EE
knightfrank.co.uk

I would be delighted to tell you more
Charles Probert
 01905 746884
charles.probert@knightfrank.com

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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