



Waterworks Road, Barbourne, Worcester



**£237,500**



## Key Features

- 2 Bedroom terraced house
- Modern bathroom
- Modern kitchen
- Views of Gheluvelt Park
- Parking for small car
- Long garden
- EPC rating D
- Freehold



A fabulous example of a 2-bedroom Victorian terrace house which gazes out to Gheluvelt Memorial Park in the Barbourne area of Worcester. This property oozes charm has a stylish modern decor throughout and is move in ready.

The living/dining space is open plan, has laminate flooring, understairs cupboard and sliding shoe rack. Modern radiators and shutter blinds for the double-glazed windows, spotlights have been built into the ceiling for when the evenings draw in and the natural light fades.

The galley kitchen has a Moroccan tile style cushion vinyl, modern soft close white draws and cupboards, with bifold wall units and down lighters. Kitchen integrations include ceramic hob and oven, washing machine, dishwasher, and fridge.

The bathroom has a classic white bathroom suite with shower over the

bath with a white horizontal tile surround and a heated towel rail.

Upstairs are 2 bedrooms:

The master, a double size has a built-in wardrobe, shelving, and access to the loft.

The second bedroom looks out over Gheluvelt Park, and both have shutter blinds for the windows as the theme is carried through out.

The rear garden of the property is a true outdoor sanctuary with ample space to enjoy the outdoors. The charming patio is perfect for open-air dining or simply unwinding in the sun. Whether you're hosting friends or having a quiet moment alone, the garden offers an ideal space to enjoy the beautiful weather.

To the front, a small drive has been created for off road parking for added convenience. This feature ensures that you have ample space for your vehicle, a luxury not always available in the city.

The area boasts a wealth of Victorian and Edwardian homes, reflecting its long-standing heritage and traditional charm and local amenities include independent shops, cafes, pubs, and a variety of schools, both primary and secondary, catering to families in the area.

Gheluvelt Park is a picturesque riverside park offering stunning walking paths, play areas, and open spaces, perfect for families, outdoor enthusiasts, and dog walkers.

The area has easy access to Worcester city centre, with its array of shops, restaurants, and cultural attractions, as well as quick links to public transport and major road networks like the M5.

This property is currently tenanted and would appeal to first-time buyers, downsizers, and investors alike.

Don't miss out, book in for a viewing today!

