



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

20 Victoria Street, Barbourne, Worcester. WR3 7BD

£315,000

3 2 2



A much improved and deceptively spacious two bedroom terrace period family home, also benefiting from spacious loft room, off road parking and private garden, situated in a highly sought after area of Worcester.

Accommodation briefly comprises: Living Room, Dining Room, refitted Kitchen and downstairs Shower Room. On the first floor: Spacious Master Bedroom, further double Bedroom and stunning Bathroom. On the second floor: Spacious Loft Room suitable for a number of different purposes:

Outside: To the front is off road parking. To the rear is generous enclosed garden.

LOCATION:

The property is situated within the sought after area of Barbourne, offering excellent local schooling, amenities and easy access to the City centre, the glorious Gheluvelt Park and 2 Railway Stations, both with direct access to London.

Living Room: - 3.86m x 3.66m (12'8" x 12'0")

Dining Room: - 3.86m x 3.66m (12'8" x 12'0")

Kitchen: - 3.51m x 2.26m (11'6" x 7'5")

Shower Room: - 1.83m x 2.26m (6'0" x 7'5" maximum)

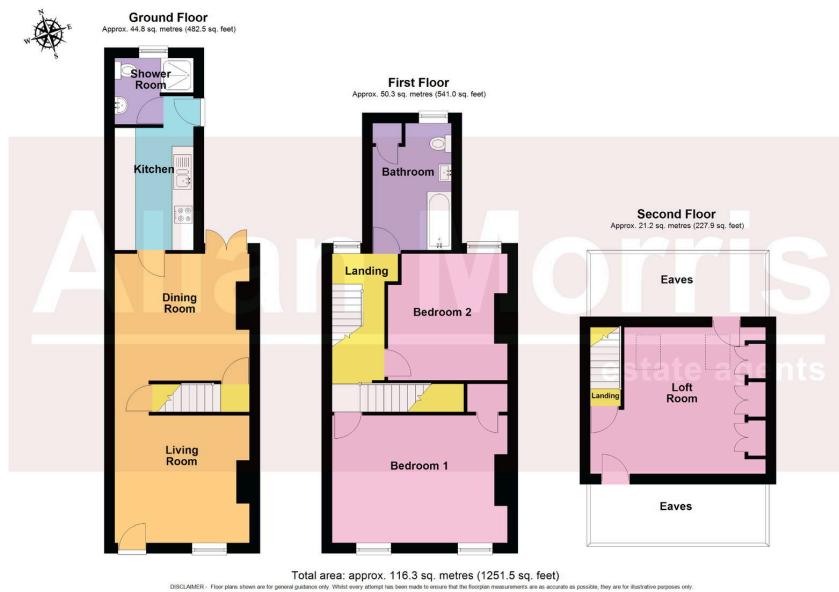
Bedroom 1: - 5.03m x 3.66m (16'6" x 12'0")

Bedroom 2: - 3.66m x 3.43m (12'0" x 11'3" maximum)

Bathroom: - 3.63m x 2.26m (11'11" x 7'5")

Loft Room: - 5.03m x 4.22m (16'6" x 13'10")





- Period terrace family home
- 2 Bedrooms & Loft Room
- 2 Reception Rooms
- 2 Bathrooms
- Off road parking
- Generous private garden
- Sought after location
- Easy access to city centre
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	