



**Allan Morris**  
estate agents

**Lavender Road, Barbourne,  
Worcester.**



**10 Lavender Road, Barbourne, Worcester.  
WR3 7AE : PRICE £750,000**

**Features:**

- \* Substantial period family home
- \* 6 Bedrooms
- \* Refitted Kitchen and Bathroom
- \* Private garden and Garage
- \* Highly sought after location
- \* Close proximity to city centre

A stunning six bedroom period Town House, offering most spacious accommodation and having been greatly improved by the current owners, situated a stone throws distance away from the award winning Gheluvelt Park and within easy reach of Worcester City centre.

Accommodation briefly comprises: Entrance Hall with original flooring, Living Room, Dining Room, stunning refitted spacious Kitchen Breakfast Room with Shower Room off. On the first floor: Spacious Master Bedroom, further double Bedroom and stunning refitted Bathroom with further separate W.C. On the second floor: Two double Bedrooms and single Bedroom. On the lower ground floor: Further double Bedroom.

Outside: To the front is garden. To the rear is fully enclosed private gardens, comprising patio and lawned garden, with shrub borders. To the rear is Garage, providing useful storage space and also with the potential to remove and create private off road parking, if preferred.

**LOCATION:**

The property is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Directly opposite is the award winning Gheluvelt Park and within a short walk are several shops, public houses and cafes, as well as Worcester Forge Street Station and the city centre itself.







## Directions:

From Worcester City Centre proceed in a northerly direction along Foregate Street and into The Tything. Bear left onto Ombersley Road and take the immediate left turn into Lavender Road, where number 10 can be found on the right hand side, as indicated by our For Sale board.

WAM 7615

## Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: E





**Ground Floor**  
Approx. 109.8 sq. metres (1178.8 sq. feet)

**First Floor**  
Approx. 71.3 sq. metres (767.5 sq. feet)

**Second Floor**  
Approx. 53.8 sq. metres (579.0 sq. feet)

**Basement**  
Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 262.9 sq. metres (2830.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan & Measurements

**Kitchen:** 35'2" maximum x 9'8"

**Dining Room:** 14'4" x 12'6"

**Living Room:** 19'3" max 15'9" min x 14'8"

**Shower Room:** 7'2" x 3'3"

**Bedroom 1:** 19'3" max (into bay) 15'9" min x 19'2" max (to rear of wardrobe)

**Bedroom 2:** 14'4" x 12'6"

**Bathroom:** 11'8" x 10'0"

**Bedroom 3:** 16'4" x 12'5"

**Bedroom 4:** 14'4" x 12'6"

**Bedroom 5:** 11'9" x 6'2"

**Bedroom 6:** 18'6" max (into bay) x 13'7"

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

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