



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

10 Gheluvelt Mews, Waterworks Road, Barbourne, Worcester. WR1 3FE

£385,000

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A modern three bedroom mid terraced townhouse forming part of a small exclusive development, situated in the highly sought after Barbourne area of Worcester, benefiting from a wonderful private garden and balcony with a wonderful outlook towards Pitchcroft racecourse.

Accommodation comprising: Entrance Hall, downstairs W.C., Kitchen, spacious open plan Lounge/Diner and door to rear Porch. On the first floor: Two Bedrooms and a re-fitted Family Bathroom. On the second floor: Master Bedroom with a re-fitted En-Suite Shower Room and access out to a private balcony area.

Outside: To the front is off road parking for two vehicles. To the rear is a fully enclosed private rear garden. Accessed from the Master Bedroom is a balcony area with views towards Pitchcroft and enjoying a sunny aspect.

Location: The property is located in the highly sought after Barbourne area only a stones throw away from the award winning Gheluvelt Park and Pitchcroft race course. Within a short walk is a highly popular cafe as well as a range of amenities within the Barbourne area of Worcester. Access can also be easily gained to Worcester City centre offering a wider range of amenities.

Kitchen - 3.76m x 2.44m (12'4" x 8'0")

Lounge/Diner - 5.93m max x 4.84m (19'5" x 15'10")

Bedroom 1 - 4.37m x 3.66m (14'4" x 12'0")

En-suite - 2.76m x 2.17m max (9'0" x 7'1")

Bedroom 2 - 3.68m x 3.07m (12'0" x 10'0")

Bedroom 3 - 3.68m x 2.76m (12'0" x 9'0")

Bathroom - 2.02m x 1.93m (6'7" x 6'3")





Total area: approx. 107.9 sq. metres (1161.0 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.



- Modern Townhouse
- 3 Bedrooms
- 2 Bathrooms
- Private balcony area
- Enclosed garden
- Off road parking
- Highly sought after location
- Exclusive development
- Council Tax Band C

