



3 ST. GEORGES SQUARE

WRI IHX



3 ST. GEORGES SQUARE WORCESTER

A charming Grade II listed town house in one of the most desirable locations in Worcester.



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Local Authority: Worcester City Council

Council Tax band: F

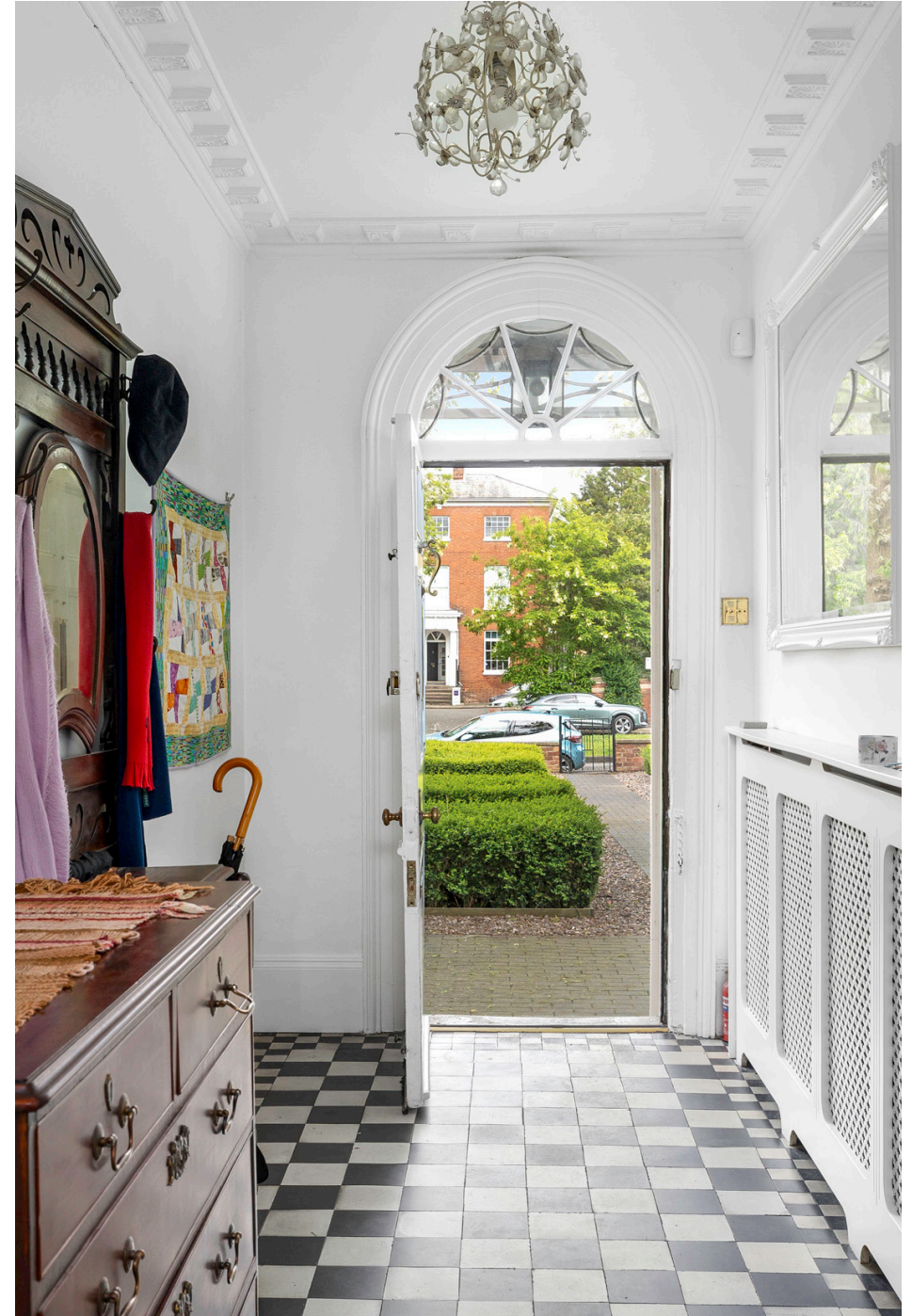
Tenure: Freehold

Guide Price: £800,000



THE PROPERTY

- A charming Grade II listed townhouse in one of the most desirable locations in Worcester.
- Number 3 St George's Square is a very handsome, semi detached, three-storey (plus basement), house on the favoured south side of the square.
- The house dates from the mid 1830's with some later additions and alterations. It has well-preserved architectural features typical of the period and beautifully proportioned rooms including an elegant first floor drawing room.
- Situated in a Conservation Area and within walking distance of Gheluvelt Park, the racecourse, schools and the City centre.
- Beautifully landscaped front and rear gardens, with formal planting at the front and a lawn in the walled rear garden.
- Detached double garage which opens onto St George's Lane South.







LOCATION

St George's Square is located in a prime position, $\frac{1}{2}$ a mile from Worcester city centre and within a conservation area. With its fine listed houses, large central green, mature trees and its beautiful church, St George's Square is one of the most desirable addresses in the city, close to the racecourse and Gheluvelt Park.

The vibrant Cathedral city of Worcester has much to offer; There are excellent shopping and recreational facilities including Premiership rugby, county cricket and horse racing.

The city has a number of very good state and independent schools. King's School and the Royal Grammar School with its prep school Springfield are close by, as are St George's Roman Catholic and St George's Church of England Junior Schools.

There are direct services from Foregate Street to Birmingham and London and easy access to the motorway network.



SERVICES

Council Tax: Band F.

Utilities - Mains electricity, water, gas and sewerage.

Gas fired central heating boiler.

EPC - Ask agent. Grade II Listed

Flood risk - Very Low (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast Broadband is available - we advise you to check with your provider.

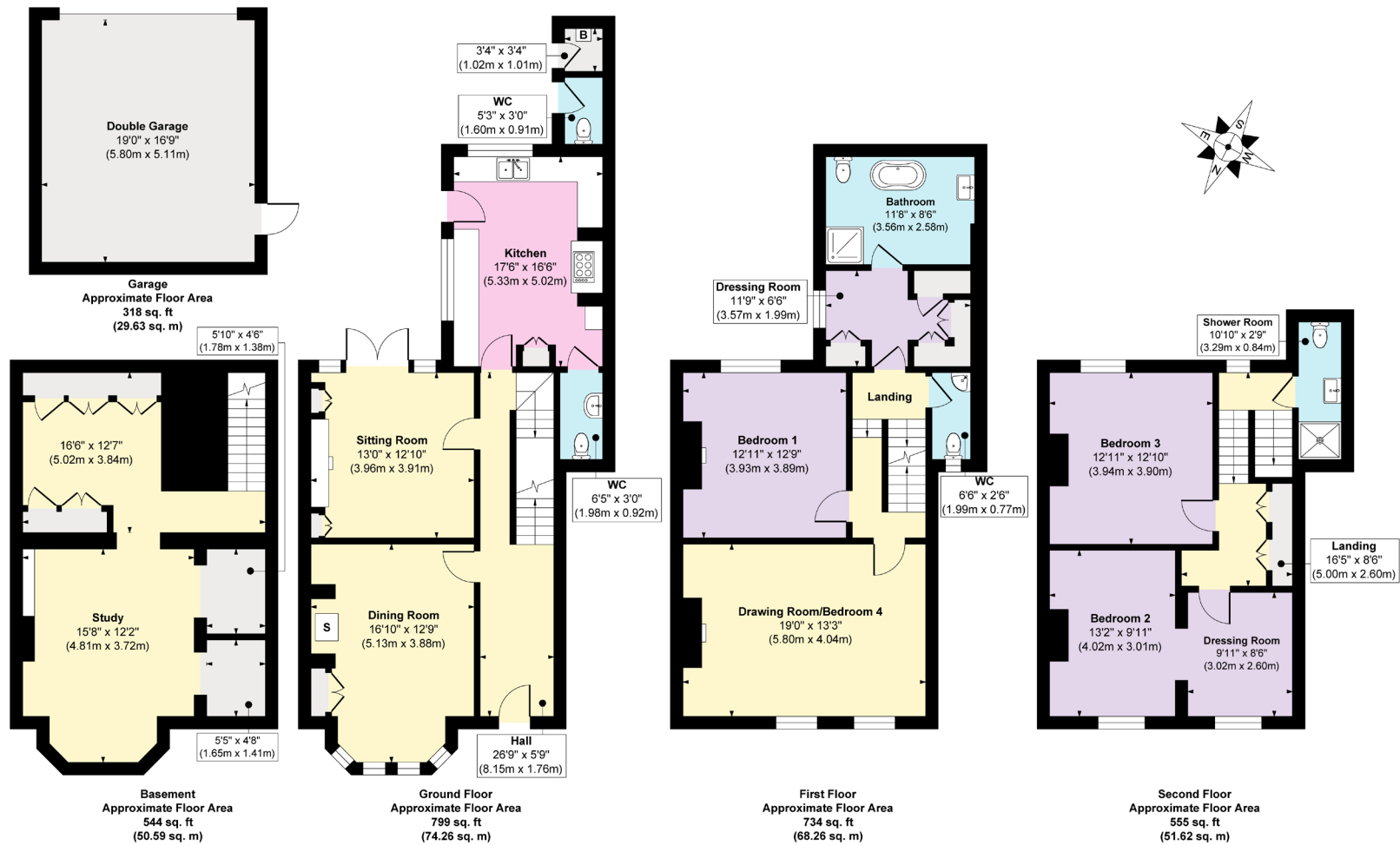
The house is in a conservation area.







3 St. Georges Square, Worcester, WR1 1HX



Approx. Gross Internal Floor Area
Main House = 2632 sq. ft / 244.73 sq. m
Garage = 318 sq. ft / 29.63 sq. m
 FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted
to tell you more.

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