



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

86 Somers Road, Barbourne, Worcester. WR1 3JJ

£270,000

3 1 1



A very well presented three bedroom mid terrace house, situated in the popular Barbourne area of Worcester, with glorious walks around Pitchcroft Racecourse and the river on your doorstep, as well as easy access to Worcester city centre itself.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Kitchen/Diner, Living Room and Rear Porch. On the first floor: Three Bedrooms and Family Bathroom.

Outside: The property benefits from private driveway, single Garage and private gardens to front and rear.

#### LOCATION:

The property is situated within the thriving area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Very close by is the award winning Gheluvelt Park, as well as several shops, bars and cafes.

**Living Room:** - 5.05m x 3.78m (16'7" x 12'5")

**Kitchen / Diner:** - 4.04m x 3.48m (13'3" x 11'5")

**Bedroom 1:** - 3.4m x 2.97m (11'2" x 9'9")

**Bedroom 2:** - 3.86m x 2.57m (12'8" x 8'5")

**Bedroom 3:** - 2.69m x 2.39m (8'10" x 7'10")

**Bathroom:** - 1.98m x 1.88m (6'6" x 6'2")

**Garage:** - 4.85m x 2.72m (15'11" x 8'11")





**Ground Floor**  
Approx. 51.9 sq. metres (558.4 sq. feet)

**First Floor**  
Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 89.1 sq. metres (959.5 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.

- Terraced family home
- 3 Bedrooms
- Driveway
- Single Garage
- Gardens to front & rear
- Highly sought after location
- Popular school catchment
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	