



**Allan Morris**  
estate agents

**Ombersley Road, Worcester.**

## 42 Ombersley Road, Worcester. WR3 7ET

### Features:

- \* Spacious period semi detached house
- \* 5 Bedrooms & 4 Bathrooms
- \* Greatly improved by current owners
- \* Enclosed garden
- \* Off road parking
- \* Sought after location

An immaculate and much improved five bedroom semi detached period home, offering most generous accommodation, benefiting from an enclosed garden and private driveway, situated in the sought after North Worcester area.

Accommodation briefly comprises: Entrance Hall, Living Room, Sitting Room, Cloakroom, open-plan Kitchen/Diner and Utility. On the first floor: Master Bedroom with En-Suite Shower Room, further spacious double Bedroom, Bedroom 5/Study and Family Bathroom. On the second floor: Double Bedroom with En-Suite Shower Room, further double Bedroom and an extra Shower Room. On the lower ground floor: Converted Basement.

Outside: The property benefits from garden to front, side and rear with patio and artificial lawn, along with electric double opening gates to the very rear giving access to private driveway.

LOCATION: The property is situated in the sought after North Worcester area offering excellent schooling. Close by is a useful supermarket, along with further shops, public houses and amenities as well as the award winning Gheluvelt Park, Worcester racecourse, and stunning riverside walks. The location also offers easy access to the city centre itself, offering a wide range of amenities, along with 2 mainline railway stations with direct access to London and Birmingham. The M5 motorway (junction 6) is located within a 10-minute drive making it ideal for commuters.

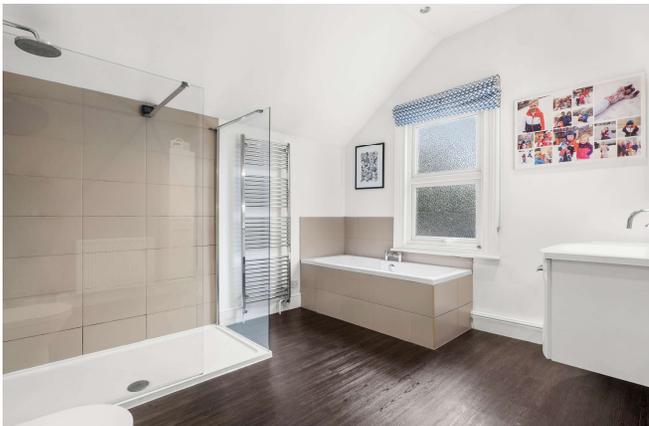




### Directions:

From Worcester city, proceed out along the Tything branching left onto Ombersley Road by Gheluvelt Park. Continue along, where number 42 can be located on the right hand side.

WAM 7906



### Useful Information:

Tenure: Freehold

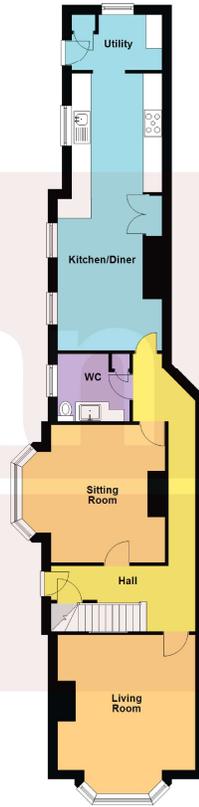
EPC Rating: D

Council Tax Band: E

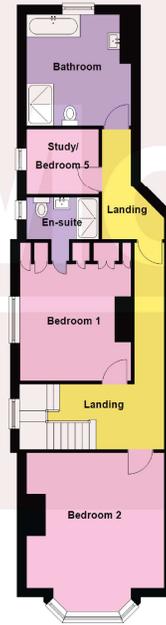
**PRICE: £ 725,000**



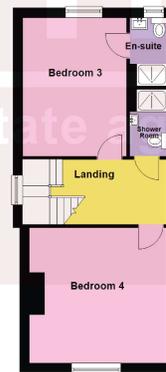
**Ground Floor**  
Approx. 92.8 sq. metres (998.8 sq. feet)



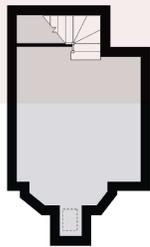
**First Floor**  
Approx. 74.5 sq. metres (802.3 sq. feet)



**Second Floor**  
Approx. 48.1 sq. metres (517.8 sq. feet)



**Converted Basement**  
Approx. 20.9 sq. metres (225.5 sq. feet)



Total area: approx. 236.3 sq. metres (2543.7 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:

**Living Room:** - 5m x 4.32m (16'5" x 14'2")

**Sitting Room:** - 4.5m x 4.32m (14'9" x 14'2")

**Kitchen / Diner:** - 8.66m x 3.28m (28'5" x 10'9" maximum)

**Utility Room:** - 2.84m x 1.75m (9'4" x 5'9")

**W.C.:** - 2.26m x 2.13m (7'5" x 7'0")

**Converted Basement:** - 4.67m x 3.89m (15'4" x 12'9")

**Bedroom 1:** - 4.32m x 3.49m (14'2" x 11'5")

**En-Suite:** - 2.16m x 1.17m (7'1" x 3'10")

**Bedroom 2:** - 4.99m x 3.32m (16'5" x 14'2")

**En-Suite:** - 2.26m x 1.3m (7'5" x 4'3")

**Bedroom 3:** - 4.33m x 3.25m (14'3" x 10'8")

**Bedroom 4:** - 4.32m x 4.24m (14'2" x 13'11")

**Bedroom 5 / Study:** - 2.26m x 2.06m (7'5" x 6'9")

**Bathroom:** - 3.48m x 3.28m (11'5" x 10'9")

**Shower Room:** - 2.08m x 1.17m (6'10" x 3'10")

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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