

FOR SALE



Lavender Road, Barbourne, Worcester, WR3 7AE

2 Bedrooms, 1 Bathroom, Terraced House

£289,950

MARTIN&CO



- Mid-terraced Victorian house
- Freehold tenure
- Approximately 950sqft
- 2 double bedrooms
- Large shower room
- 2 reception rooms
- Fitted kitchen
- Rear hall & Toilet
- Council tax band B
- EPC rating band E
- Opposite Gheluvelt Park

This freehold Victorian mid-terraced house is situated in a desirable location opposite Gheluvelt Park, having good local amenities and being convenient for the facilities of the City Centre and M5.

The house offers spacious accommodation of approximately 950sqft, comprising: a lobby; hallway; lounge; family room; fitted kitchen; rear hall; toilet; small landing; two double bedrooms; side landing; and a large shower room.

In addition, the property benefits from PVC double glazing, gas-fired central heating and long gardens to both front and rear offering potential to create off-road parking and space for a garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR

LOBBY 1.22m x 0.89m (4'0" x 2'11")

HALLWAY 3.24m x 0.89m (10'7" x 2'11")

LOUNGE 4.14m x 2.76m (13'7" x 9'1")

FAMILY ROOM 3.78m x 3.51m (12'5" x 11'6")

FITTED KITCHEN 3.78m x 2.20m (12'5" x 7'2")

REAR HALL 1.76m x 1.14m (5'7" x 3,9")

TOILET 1.70m x 0.70m (5'7" x 2'3")

FIRST FLOOR

SMALL LANDING 0.78m x 0.66m (2'7" x 2'2")

BEDROOM ONE 3.79m x 3.41m (12'5" x 11'2")

SIDE LANDING 4.57m x 0.80m (15'0" x 2'7")

BEDROOM TWO 3.54m x 2.73m (11'7" x 8'11")

LARGE SHOWER ROOM 3.78m x 2.23m (12'5" x 7'3")

OUTSIDE

GARDENS

The property stands in a good sized plot with long gardens to front and rear.

PARKING

The parking is currently on street. However, there is an access drive to the bottom of the rear garden, which provides space for off-road parking or the erection of a garage, subject to planning permission.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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