

Offices throughout Worcestershire & Mayfair, London



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78		44	72
				36	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Allan Morris

estate agents



Barbourne Road, Barbourne, Worcester.

A beautifully presented and deceptively spacious two bedroom detached period property, with converted Attic room, within North Worcester and Gheluvelt Park opposite.



PRICE: £ 295,000

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
Registered Office: Coningsby House, 24 St Andrews Street, Droitwich Spa, Worcestershire WR9 8DY

01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk



01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk



98 Barbourne Road, Barbourne, Worcester. WR1 1SE

All measurements are approximate.

Accommodation in more detail comprises:

Approached by way of gated access and pathway leading to front door giving access into:

WELCOMING ENTRANCE HALL: with stairs rising to the first floor, two ceiling light points, under stairs storage, picture rail, radiator, access to roof void and door giving access into:

DOWNSTAIRS CLOAKROOM: fitted with low level W.C., wall mounted hand wash basin, radiator, wall mounted gas central heating boiler, ceiling light point, extractor fan.

From the Entrance Hall, doorway gives access into:

DINING AREA: 16'2" x 11'9" (4.93m x 3.58m), with tiled floor, two ceiling light points, radiator, UPVC double glazed double opening doors to the rear and open arch into:

SITTING ROOM: 17'3" x 11'10" (5.26m x 3.61m), with bay fronted window overlooking Gheluvelt Park, having stained glass panels above, two ceiling light points, solid oak flooring, television aerial point, radiator, contemporary 'Stovax' wood burner.

From the Entrance Hall, doorway gives access into:

FITTED KITCHEN: 11'10" x 8'10" (3.61m x 2.69m), with a matching range of modern base and wall mounted units with rolled edge work surfaces over and tiled splash backs, one and a half bowl stainless steel sink unit with contemporary style tap over, integrated oven with gas hob and extractor hood above, space for fridge freezer, space and plumbing for washing machine, ceramic tiled floor, ceiling light point, double glazed window to the rear elevation and access into Dining Area if required.

From the Entrance Hall, stairs rise to the first floor:

LARGE LANDING AREA: with airing cupboard housing the lagged hot water tank and useful slatted shelving, two ceiling light points, radiator, window to the rear elevation, spiral staircase to the second floor and doorway giving access into:

BEDROOM 1: 17'8" x 11'11" (5.38m x 3.63m), with bay window to the front elevation with stained glass panels above overlooking Gheluvelt Park, range of built in bedroom furniture to include floor to ceiling double wardrobes with useful hanging rails and shelving, window seat with storage below, two ceiling light points, radiator, television aerial point, feature open fireplace.

BEDROOM 2: 12'3" x 8'7" (3.74m x 2.62m), with window to the front elevation with stained glass panels above overlooking Gheluvelt Park, ceiling light point, built in office furniture, radiator.

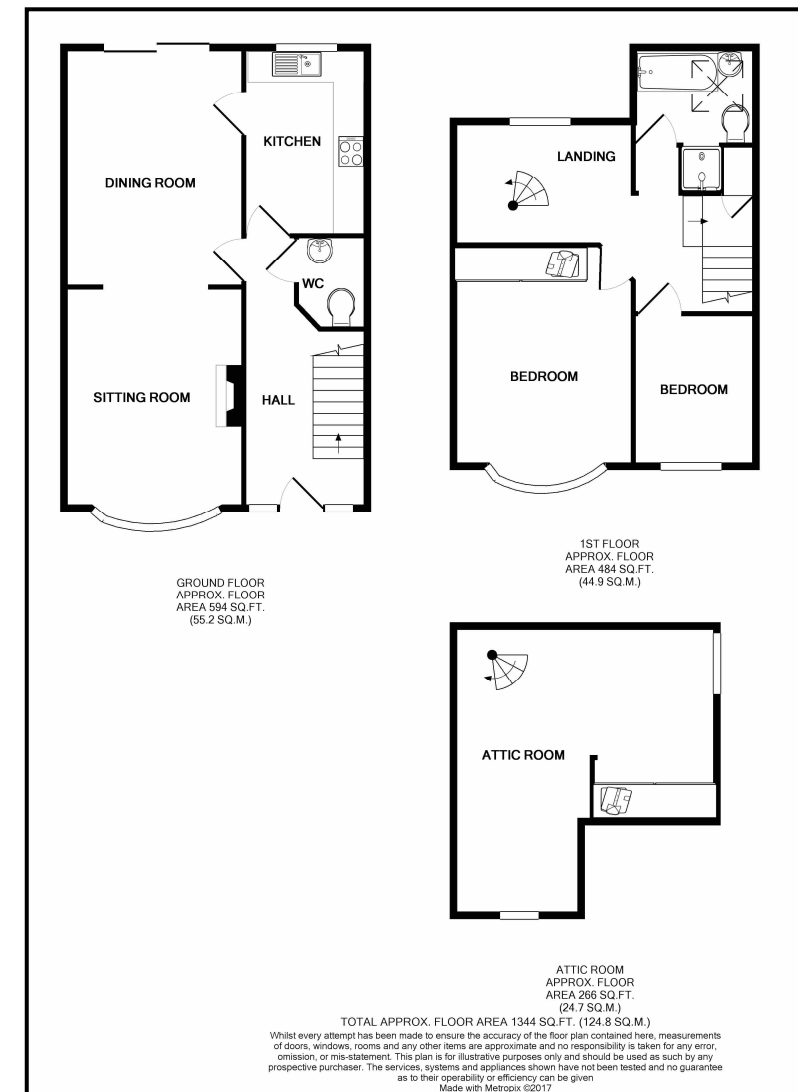
FAMILY BATHROOM: 9'3" x 7'8" (2.82m x 2.34m), fitted with a modern style matching suite comprising deep bath with tiled front with central mixer tap and hand shower over, low level W.C., pedestal wash hand basin, walk-in shower cubicle, fully tiled walls, ceramic tiled floor, ceiling light point, extractor fan, velux skylight and wall mounted heated towel rail.

From the Landing, spiral staircase leads to:

ATTIC ROOM: 20'4" x 17'2" (6.20m x 5.23m), offering further potential with eaves storage, built in wardrobes/cupboards, window to the side elevation, further window to the front elevation overlooking Gheluvelt Park, wood laminate flooring, radiator, telephone point, television aerial point, three ceiling light points.

OUTSIDE: To the front of the property, there is an easily maintained garden and gated access to the side and rear.

The rear of the property has off road parking and a larger than average **Garage** with a workshop area, power and plumbing, accessed via Turrall Street onto a block paved driveway, with outside courtesy lighting, leading round to a decked courtyard area and further log store and potting shed.



GENERAL INFORMATION

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 the 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 particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale FREEHOLD. **FIXTURES AND 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.

ROUTE TO THE PROPERTY: From Worcester City centre proceed in a northerly direction along the A38 The Tything. Continue for a short distance onto Barbourne Road, where number 98 can be found on the right hand side, opposite Gheluvelt Park as indicated by our For Sale board.

WAM 4462

D6 - 02/08/2017