



New Bank Street, Barbourne, Worcester, WR3 8AN

Ref: 27339208

£230,000

Take advantage of a wonderful opportunity to buy a two-bedroom home situated in the coveted WR3 location. The house is in close proximity to the Gheluvelt Park, Pitchcroft racecourse, and scenic river walks.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

This property is perfect for first-time buyers or investors and is being offered with no onward chain. The house comprises a living room, a kitchen/diner, two double bedrooms, and a bathroom.

The house benefits from gas central heating, double glazing, a small front garden, and a good-sized rear garden that provides access to the allocated parking space.

Council Tax Band B - Worcester Council

Entrance Porch

Living Room - 16' 5" x 11' 7" (5.00m x 3.53m)

Kitchen/Dining Room - 12' 7" x 11' 7" (3.84m x 3.53m)

Bedroom 1 and Dressing Room - 11' 7" x 9' 2" (3.53m x 2.79m)

Bedroom 2 - 11' 7" x 8' 5" (3.53m x 2.57m)

Bathroom

Agents Note - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

Telephone: 01905 616330

Email: info@sheltonandlines.co.uk

37 Droitwich Road, Worcester, WR3 7LG



FloorPlans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, validity and applicability thereof have not been tested and no guarantee is given to their accuracy or reflecting the plan.
Made with Mapogen 2020