



7 Cypress Street, Barbourne,
Worcester WR3 8AU

A well presented semi detached house in the sought after area of Barbourne, with off road parking to the rear for two vehicles.

This period home is within walking distance of the city centre, Gheluvelt Park & convenient for both Foregate Street train station & the M5. The two bed property comprises; porch into the living room, which has a feature fireplace, bay window & access into the inner hallway, which in turn leads into the stairs to the first floor landing & the dining room. The dining room also has a feature fireplace, useful under-stairs cupboard & gives kitchen access. The kitchen has a range of base & wall units, sink & drainer, integrated double-oven & hob & space for appliances. From the kitchen, the rear hall leads out to the generous rear garden & the shower room. The shower room has a cubicle, wash basin, W.C & a heated towel rail;

To the first floor, the landing leads onto both bedrooms, the loft access & the W.C. Bedroom one has a built in wardrobe. Bedroom two has a bedroom area & a study area, a built in cupboard & overlooks the garden.

Externally, there is an extensive rear garden, which is fenced & enclosed with gated rear access & a useful shed. Behind the garden is off road parking for two cars.

Worcester city has a wide range of amenities to include restaurants, cafes, bars, shops, retails parks, river side walks, Worcester cathedral, two train stations offering direct links to London stations.

FREEHOLD

Council Tax Band B - Worcester Council.






Agents Note

Please note that a Buyers Fee of £950 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 "Buyers Info" page.

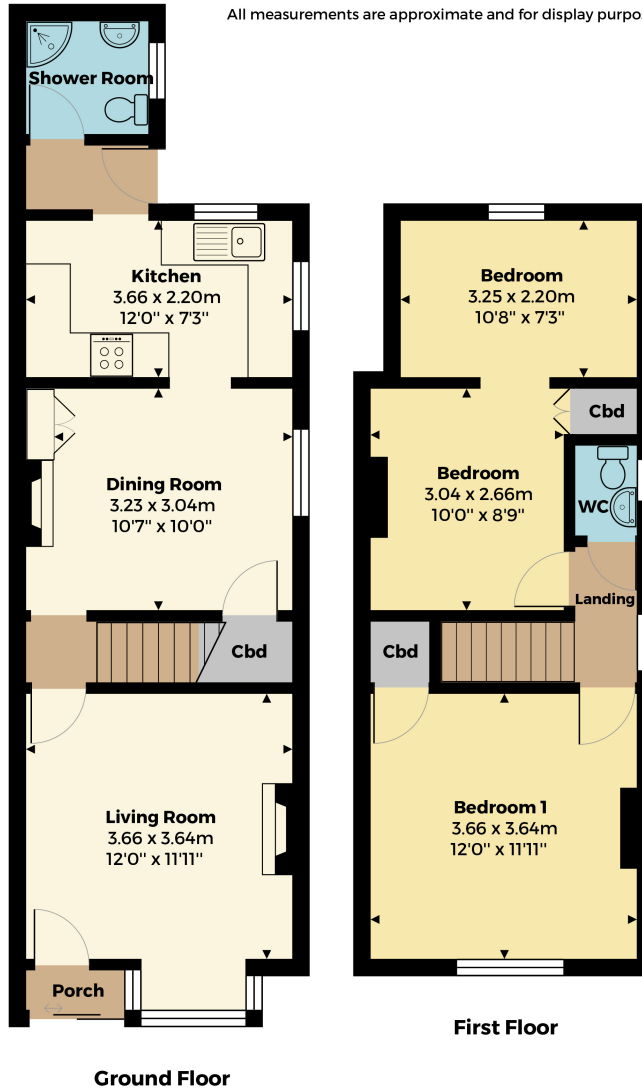


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.

All measurements are approximate and for display purposes only



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