



30 Boughton Street, Worcester
WR2 4HE

I've just heard the news: my family, who have filled my rooms with laughter and warmth for many years, are about to move on. Now, I find myself hoping for a new family to continue to fill my halls with life and love.

I am a true family home, not only spacious inside, which is ideal for hide and seek, and externally I have roughly a third of an acre garden, which is great for future World Cup stars to kick a ball in or for very large family gatherings, BBQ's or parties.

When you come looking for me, I might be hard to spot, tucked away in the corner of a peaceful cul-de-sac. But step through my front garden gate, and you can't miss me— I'm the Georgian-style, double-fronted home at the very end of the road. I know I could use a little TLC, but I'm open to your ideas if you want to make me your own inside.

My front door opens into a large entrance hall, with rooms off both sides, a large lounge for the family to congregate in and a snug for when you feel like reading a book in front of the fireplace. My kitchen runs across the rear giving access to the dining room and also to the conservatory which is glazed giving you a view of the gardens including my beautiful fig tree. I also have a nice utility space too.

The upstairs is just as spacious with four double bedrooms. My bathroom has a dressing area too, and just in case it's needed, I have a separate W.C. also.

For those that may have other hobbies rather than gardening, i have a garage ... now it looks like a single garage from the front, but inside it opens up into a double sized garage, in fact over the years i've looked after many cars including a Triumph Stag many years ago so I'll keep your classic car safe and dry.

Looking for wine storage? I have three cellar rooms available, maybe not all for wine ! I have heard that people turn cellars into Cinemas, or games rooms. I did hear someone say "Gin Palace", I am not sure what that is, but it sounds exciting.

I am not a listed building, although I should be, as I am a "Special One" and I can't wait to meet my new family.

FREEHOLD

Council Tax Band F - 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	80
(69-80)	C	
(55-68)	D	57
(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.

