



3 Rogers Hill, Worcester
WR3 8JQ

A charming Victorian bay-fronted home, set to the north of the city, retaining many period features throughout & offered for sale with no onward chain.

Walking distance of the city centre & backing onto allotments, this home comprises: vestibule into the sitting room, which has a bay window & a cast iron fireplace, from here is a doorway into the dining room, which also has a cast iron fireplace, stairs rising to the first floor landing, a garden outlook & access to the kitchen. The kitchen has a range of base & wall units, sink & drainer, oven & hob, space for white goods & an inner hallway, which leads to the bathroom, with a roll top bath, W.C & wash basin.

To the first floor, the landing gives access to the main bedroom- which has an en-suite shower & dressing room, and bedroom two. The stairs lead on to the second floor, with the top floor bedroom having a Velux-style window.

Externally, there are enclosed rear gardens with a southerly aspect being fenced & enclosed with gated rear access for bikes/bins etc.

The home is around 20 minutes walk into the city centre, according to Google Maps. Nearby are Flag Meadow playing fields & a local co-op. Worcester has a wide range of amenities to include pubs, bars, restaurants & cafes, shops, supermarkets, retail parks & leisure facilities. There are two train stations, both with direct London links.

FREEHOLD

Council Tax Band B - Worcester Council



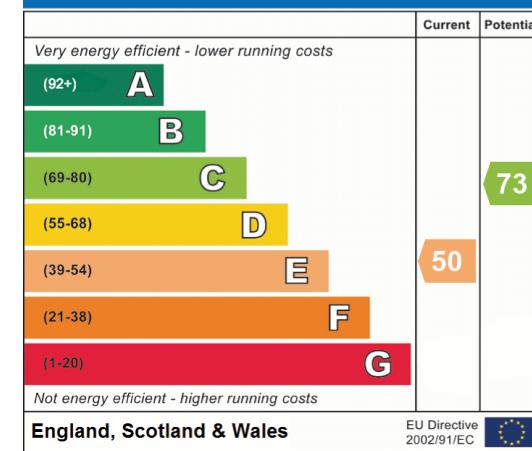


Agents Note

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.



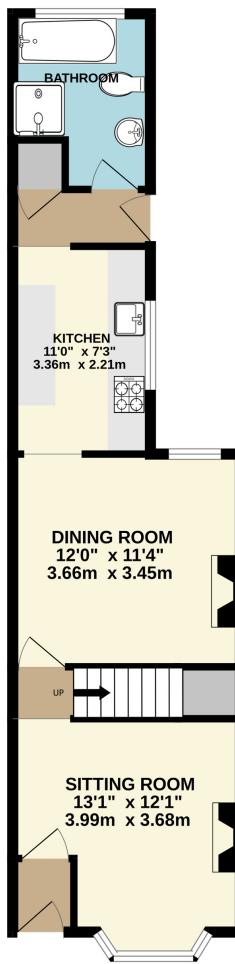
Energy Efficiency Rating



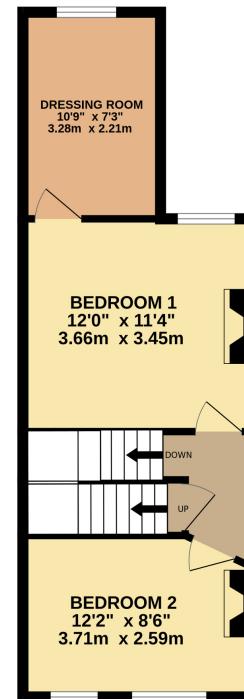
General Information

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.

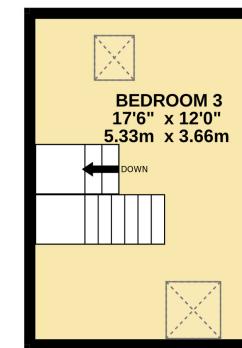
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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