



**10 Raglan Street, Barbourne, Worcester. WR3 8AY.**

**£220,000**

Shelton & Lines are delighted to present an exclusive property located within the highly desirable area of Barbourne. The property will not be featured on marketing platforms including Rightmove and will require direct enquiries to request viewings through our office.

Details as listed below:

A well presented two bedroom mid terrace home situated within in Barbourne. Close to a range of local amenities and the beautiful open space of Gheluvelt Park, the property briefly comprises; Sitting Room, Modern Style Fitted Kitchen/Breakfast Room. On the First Floor; Two Double Bedrooms (One with an En-Suite) & a Modern style Bathroom. Further benefits include; West Facing Landscaped Laid To Lawn Rear Garden, Parking Space To The Rear, Partially Boarded Loft Space, Quiet Residential Location, Double Glazing & Gas Central Heating.

Council Tax Band - B - Worcester

#### 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.

Shelton & Lines Estate Agency

[www.sheltonandlines.co.uk](http://www.sheltonandlines.co.uk)

[info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)

 Shelton & Lines

### Agent's 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.

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