

9 Lyttleton Street, Barbourne,  
Worcester WR1 3JN

This home has been modernized while still retaining its character features. It is located in the heart of Barbourne, close to Pitchcroft racecourse, Gheluvelt Park, and riverside walks. The living room features a bay window overlooking the front aspect, and to the rear is the dining room, with access to the cellar. Additionally, there is a modern fitted kitchen and a shower room.

On the first floor, there are two bedrooms. The main bedroom to the rear has an ensuite bathroom with a free-standing rolltop bath for relaxation.

The front of the home has gated access to the front door and a garden area, while the rear features a beautiful garden with two seating areas for your enjoyment.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

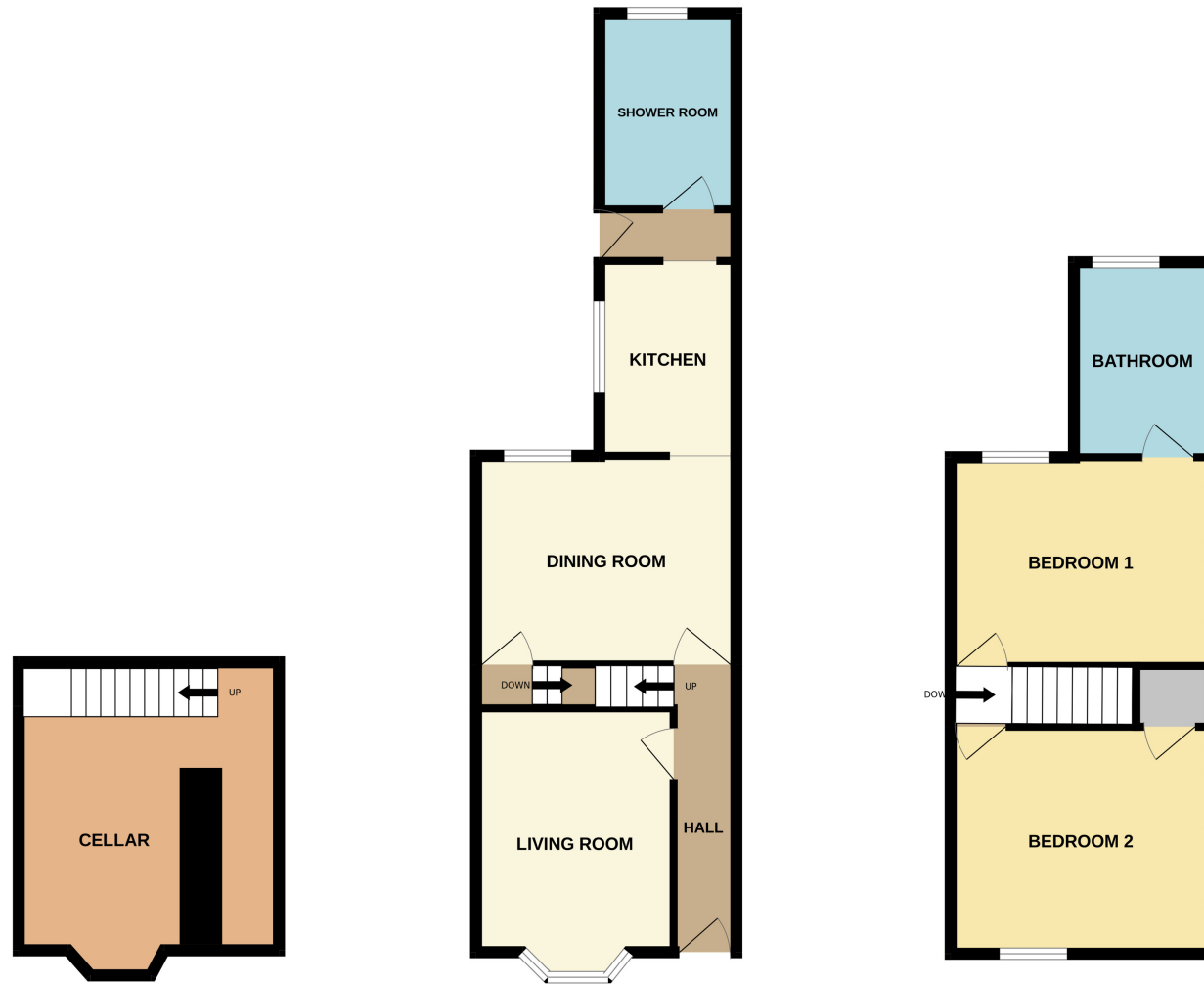
**General Information**

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.

BASEMENT

GROUND FLOOR

1ST FLOOR



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