



35 St Georges Lane North,
Barbourne, Worcester WR1 1RD

A charming and well presented Victorian home with two double bedrooms, situated within the highly desirable area of Barbourne. The home is walking distance of the city centre & Foregate Street train station, convenient for the M5 & comprises;

Entrance into the sitting room with a feature fireplace & access into the dining room. The dining room also has a garden outlook & access into the kitchen. From the dining room, the stairs rise to the first floor landing. The galley kitchen has a range of base & wall units, sink & drainer, integrated oven & hob, space for appliances & door out to the rear garden.

To the first floor, there are two double bedrooms & the bathroom off bedroom two. Both bedrooms also contain feature fireplaces. The bathroom suite has a close coupled W.C, pedestal wash basin & an electric shower over the bath.

Externally there is residents permit parking & an external rear garden that is fenced & enclosed & has side access.

Worcester has a wide range of amenities to include; restaurants, bars & cafes, shops, supermarkets & leisure facilities.

FREEHOLD

Council Tax Band B - Worcester Council





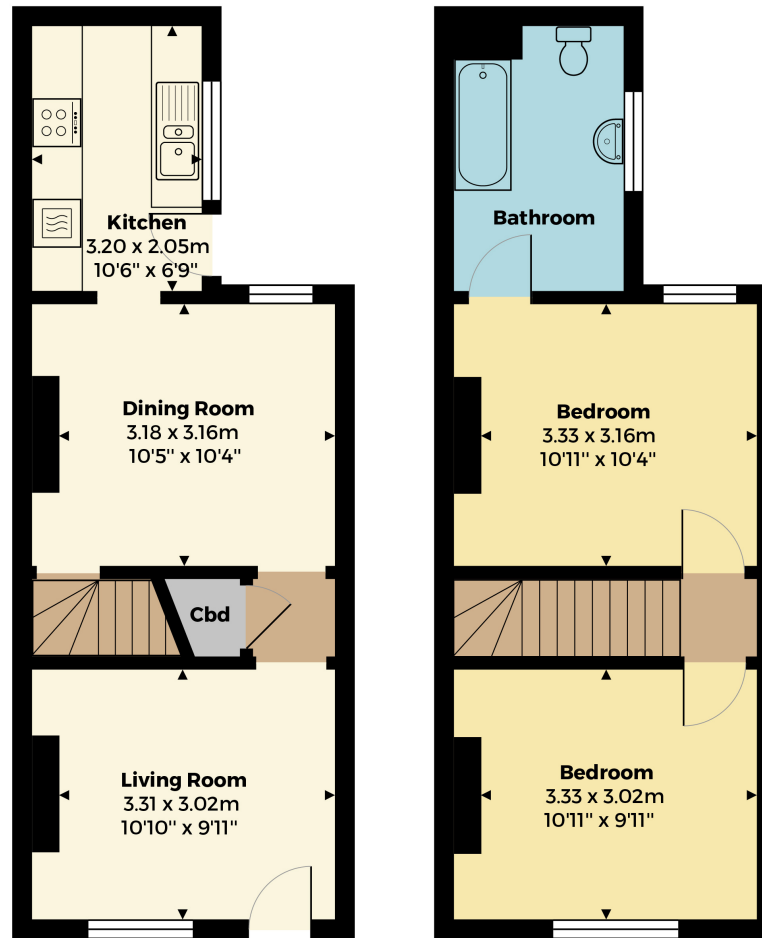
Agents Note

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.

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



Ground Floor

First Floor

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