



36 Hollymount, Worcester WR4  
9SF



Well presented Victorian house boasts two double bedrooms, original floor boards, modern kitchen, modern bathroom and large rear south facing garden and terrace. Situated within walking distance of the City centre and with great access to the motorway.

Entrance hall, separate dining room, separate kitchen with original floorboards, modern kitchen with plumbing for a dishwasher and washing machine. Upstairs there is a large master bedroom, second double bedroom and good size modern bathroom with shower over the bath. Outside to the rear of the property there is a courtyard with access to the large cellar, side access from the property to the rear, large south facing two tier decking and large garden.

Benefiting from: Quiet residential area, walking distance to the city centre and local amenities, quality finish throughout, modern and neutrally decorated, ample street parking, large garden and two reception rooms.

FREEHOLD

Council Tax band C - 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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.

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