

7 Gillam Street, Worcester WR3
8JT

A well presented & charming, two bedroom, two bathroom Victorian home situated within the popular residential area of WR3. With the added benefit of a Cabin/Garden room in the garden.

This cared for home is close to a wide range of local amenities & briefly comprises; door into the living room, which has a feature fireplace & a door into an inner hallway where the stairs rise to the first floor landing & access into the dining room. The dining room also has a feature fireplace, a garden outlook, cellar access & arch into the modern fitted kitchen, which has a range of base & wall units, sink & drainer, space for white goods & a door out to the rear garden.

To the first floor, the landing leads on to both double bedrooms, both with bathrooms. One has an en-suite shower room & the other a full bathroom suite.

Externally, there are rear gardens that are fenced & enclosed & mainly laid to lawn, with the garden building at the bottom of the garden.

Worcester has a wide range of amenities to include bars, restaurants, pubs & cafes, as well as shops, supermarkets & Worcester cathedral. The home is walking distance of the city & of Foregate Street train station, which has direct links to London stations.

Council Tax Band - B - Worcester City Council

FREEHOLD





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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.

All measurements are approximate and for display purposes only



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