



2 Crown Street, Worcester WR3
8AS

A well presented Victorian semi detached home, set within Barbourne. The home is walking distance of the city centre & Gheluvelt Park & offered for sale with no onward chain.

This spacious home comprises; entrance hallway giving access into the lounge, cellar & dining room. The lounge links through to an inner hallway where the stairs rise to the first floor landing & into the dining room. The vendor uses the converted cellar as a cinema/games room. The dining room has a garden outlook & leads into the kitchen, which in turn gives garden access. The kitchen has a range of base & wall units, sink & drainer, oven, hob & extractor.

To the first floor, the landing gives access to both double bedrooms & the separate bathroom suite. Bedroom one has a built in wardrobe & the bathroom has a shower over the bath, W.C, vanity wash basin with storage & tiling to floor & walls.

Externally, there is a fore garden & a rear enclosed garden with side, gated access. The garden has a useful outbuilding, shed, patio area & is laid to lawn with established planting.

The home is walking distance of a local pub and supermarket, as well as the canal and river Severn. Worcester City and St John's area is within a half an hour walk or a short drive. The city offers a wide range of amenities to include; pubs, bars, restaurants, cafes, supermarkets, retail parks, leisure facilities & two train stations with direct links to London. The local Barbourne area also offers good facilities such as shops, cafes, a golf course, bowling alley, doctors surgery & pharmacy.

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 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		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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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