



26 Raglan Street, Worcester
WR3 8AY

*** NOW UNDER OFFER ***

Roll up ... Roll up ... Get your modern home here ! That's right, a modern home situated in Barbourne, an area normally associated with Victorian homes, is available for you to buy.

Moving day will be a breeze, open the door with your new keys, lug in the furniture and the boxes ... unbox the kettle, make a cup of tea, and voilà you're all moved in, there might be twenty unopened boxes and nowhere to sit, but these are your only problems as the house is ready for you and all your belongings.

If we were First-Time-Buyers, then this one would certainly make us raise an eyebrow ... why? Well, first of all, it is the location, situated in Barbourne and a hop, skip, and a jump, a few more skips, a couple more hops, and a big jump, and you are in Gheluvelt Park or you could be walking walking along the canal towards the City centre, avoiding all of the traffic and strolling in with the swans by your side.

Secondly, there is the accommodation. The main reception room is facing the front of the home, and then doorways lead you into the kitchen/diner, which is a great place for everyone to congregate, meaning you won't be alone whilst preparing a delicious meal, or for those quiet times, just plonk yourself down in the conservatory, pop on some relaxing music and let the world go by. Upstairs there are two double bedrooms and the main bedroom has an ensuite shower room in addition to the family bathroom, so you can have your own bathroom and don't need to worry if someone keeps leaving wet towels on the floor in the other one !

And thirdly is the outside, the rear garden is a blessing, and probably where you will spend most of your time when the sun comes out, maybe you could create a patio area for you to set up the BBQ, and the rest is mainly lawn, it is artificial grass ... so no mowing required, just sitting and relaxing.

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.

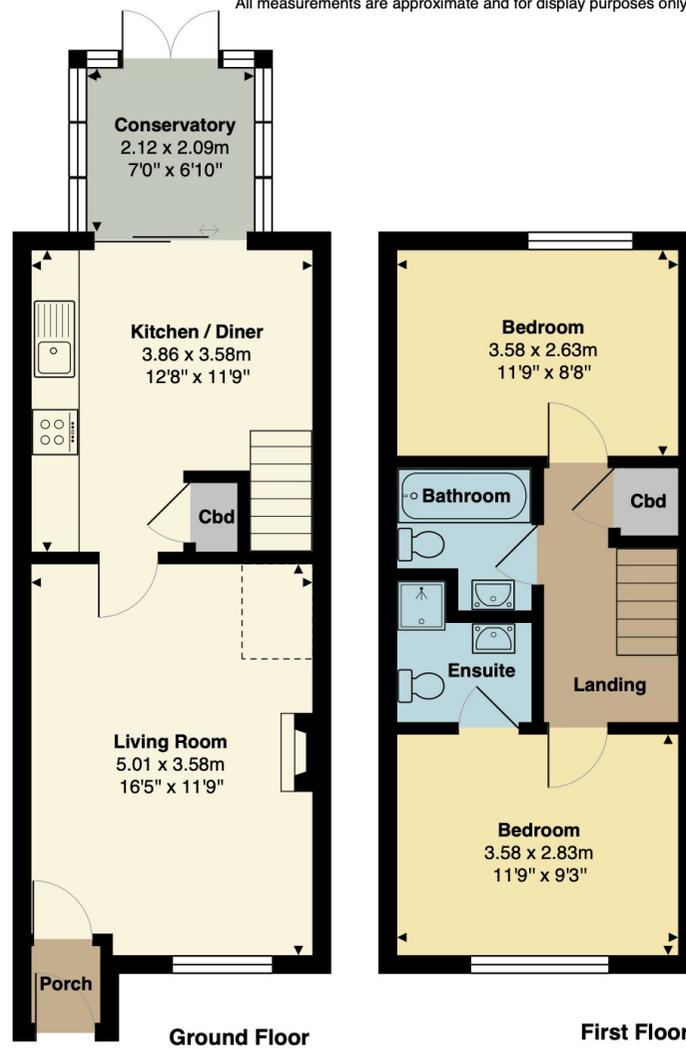


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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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