



8 Rogers Hill, Worcester  
WR3 8JQ



A Victorian bay fronted terraced home offered for sale with no onward chain, situated conveniently for the city centre with a downstairs W.C & upstairs bathroom and recently re-decorated throughout.

This period home comprises; entrance hall with with stairs rising to the first floor landing & access into the lounge & dining room both having feature fireplaces with wood flooring. From the dining room is a garden aspect, a useful under-stairs storage cupboard & a door into the kitchen, which has a range of base & wall units, sink & drainer, integrated oven & hob & extractor & space for appliances & white goods. From the kitchen is a useful utility room & W.C which has a tiled floor, space for further appliances & a door out to the garden.

To the first floor, there are two double bedrooms, both with feature fireplaces & bedroom one having a spacious en-suite bathroom with a shower over the bath, W.C & pedestal wash basin.

Externally, there is a fore garden & an enclosed rear garden being low maintenance, fenced & enclosed.

The home is around a 20 minute walk into the city & its amenities, to include pubs, bars, restaurants & cafes, shops, supermarkets, retail parks & leisure facilities. There are two train stations with direct links to London & the M5 J6 is a short drive away.

**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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



[sheltonandlines.co.uk](http://sheltonandlines.co.uk)