



23 Victoria Street, Barbourne,
Worcester WR3 7BE

Located on Victoria Street, a highly sought-after area, this period home offers a fantastic opportunity for those seeking their first home. The property is situated just a short distance from the beautiful Gheluvelt Park and a range of convenient amenities. The home is available with NO ONWARD CHAIN, making it an excellent option for potential buyers.

The ground floor features a living room at the front, a kitchen/dining room at the rear, a bathroom, and a lean-to.

Upstairs, there are two bedrooms and a staircase leading to an attic room which is currently used as an office.

The property also includes off-road parking at the front and a rear garden that extends to the garage at the rear.

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.

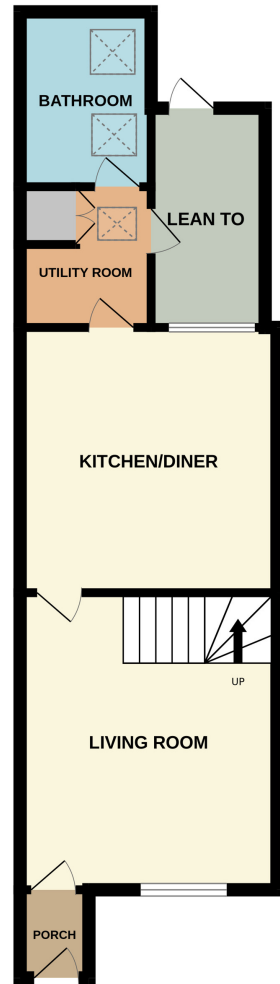


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

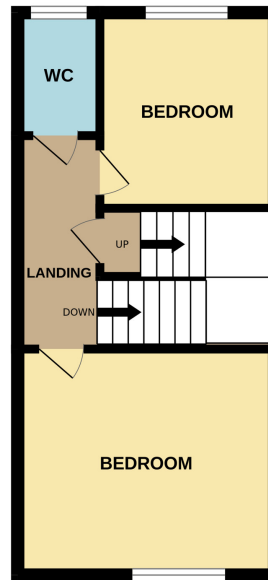
General Information

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.

GROUND FLOOR



1ST FLOOR



2ND FLOOR

