



32 Sydney Street, Worcester,
WR3 8BG

A Victorian semi detached home set in a cul de sac, walking distance of the city centre & canal side walks. Offered for sale with no onward chain.

This charming house has three double bedrooms & two bathrooms & comprises: entrance hallway with access into the lounge & separate dining room. The stairs rise to the first floor landing.

The lounge has a feature fireplace & a wood-burning stove. From the dining room is a further fireplace with a gas fire, double doors out to the rear garden & access into the kitchen, which has a range of base & wall units, sink & drainer, oven, hob & extractor, space for white goods, door out to the rear garden & door into the bathroom. This has a bath, W.C, wash basin & tiling to the walls.

From the first floor, the landing leads into two double bedrooms, a shower room & to the top floor bedroom. The shower room has a shower cubicle, W.C & pedestal wash basin.

Externally, there is a generous rear garden, which is fenced & enclosed with side, gated access. The garden is mainly laid to lawn with decked & patio areas & a useful shed.

The property is walking distance of the city centre & its amenities which include; bars, pubs, restaurants, coffee shops, brunch spots, shops, supermarkets, retail parks, leisure facilities & two train stations with direct links to London. Gheluvelt Park, Perdiswell leisure centre, the Alma Tavern & Co-op are all nearby.

Freehold

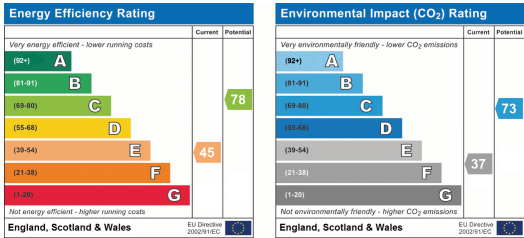
Council Tax Band B - Worcester Council





Agents Note

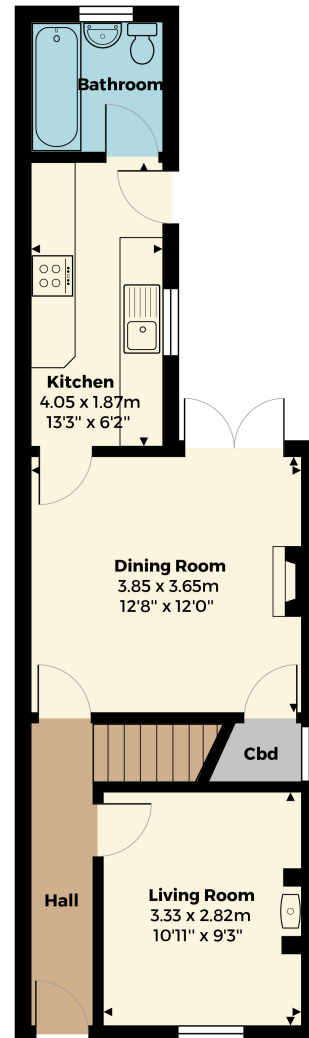
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



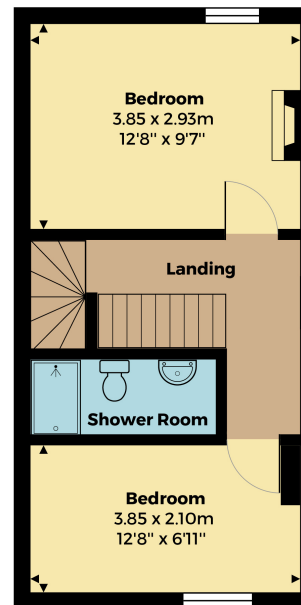
General Information

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.

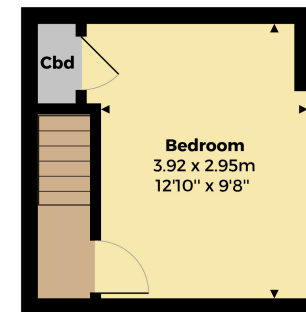
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor