



25 New Bank Street, Worcester
WR3 8AN

A double fronted, 1200 square foot home with three double bedrooms & an en-suite to the master bedroom & four reception spaces. The home is walking distance of the City centre & Gheluvelt Park.

The home has a west facing garden & the potential to create off road parking subject to relevant permission. This home comprises; door into the dining room, which in turn leads into both the living room, snug & kitchen. From the dining room, the stairs rise to the first floor landing. The living room & dining room both have feature fireplaces. The dining area has Karnden flooring & the kitchen offers a range of base & wall units, sink & drainer, integrated eye level oven, hob & extractor & space for appliances & white goods. The snug leads out to the sun room, which has an insulated roof. This has wood effect Karndeian flooring & its double doors open out into the enclosed rear courtyard garden.

To the first floor, the landing gives access to all three double bedrooms, the family bathroom & the loft. The master bedroom has an en-suite shower room. The family bathroom has a four piece suite, to include a separate shower cubicle, bath, W.C & pedestal wash basin.

Barbourne is conveniently situated for access to the M5, as well as the city centre & Foregate Street train station. Gheluvelt Park & Bevere are just a short distance away for dog walks, games of tennis or equestrian facilities. The home is also convenient for Northwick Manor Primary & Tudor Grange. Worcester has a wide range of amenities to include restaurants, pubs, cafes & bars, shopping & retail parks, the historic Worcester cathedral & a range of train stations providing direct links to London & Birmingham stations.

FREEHOLD


Council Tax Band B - Worcester Council





Agents Note

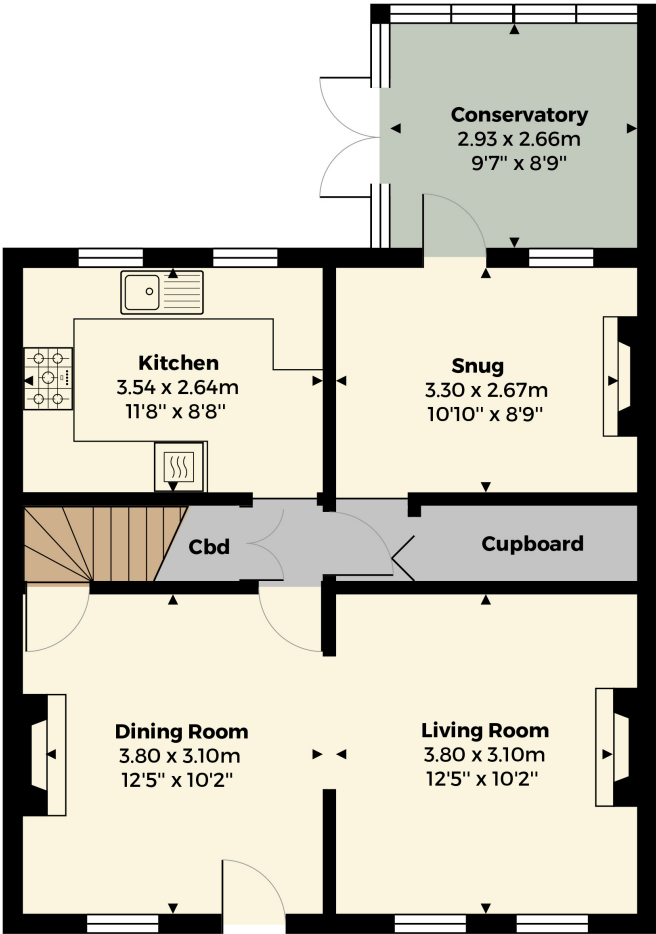
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	67
(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 

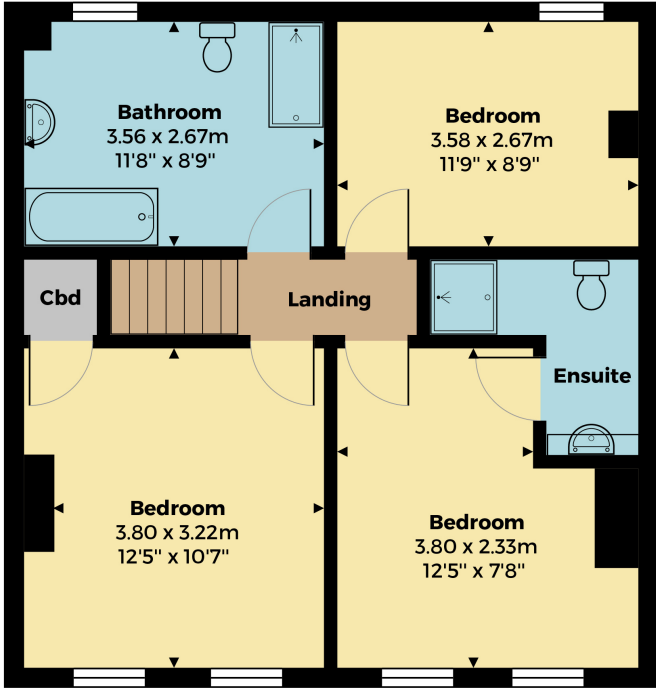
General Information

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



Ground Floor



First Floor