



Barnes Way





# Barnes Way

## Worcester

### Offers in Region of £250,000

Nestled in a quiet residential area is this Alexander-built terrace home offering stylish and comfortable living with excellent local amenities and good access the city centre as well as M5 motorway. The property comprises; entrance porch and hall, bright and airy sitting room, good size kitchen/diner three bedrooms and a family bathroom. The property further benefits from ample communal parking, well maintained front and rear garden and an en bloc garage. A viewing is highly advised to appreciate the position of the property.

#### We've Noticed

- **Well Presented Alexander Built Terrace Home**
- **Three bedrooms**
- **Cherry Orchard School Catchment**
- **Sitting Room + Kitchen/Diner**
- **En bloc garage, communal parking and pleasant rear garden**





## Entrance

Through entrance door into porch with door into hallway.

## Hallway

With stairs to first floor and door into sitting room.

## Sitting Room

With front aspect double glazed window, gas fire, radiator and door into kitchen/diner

## Kitchen/Diner

With matching wall and base units with work surfaces over, space for dining table and radiator, sink and drainer with mixer tap over, built-in oven and hob with cooker hood over, slimline dishwasher as well as washing machine. Space under stairs for tumble dryer with shelving. Rear aspect double glazed windows and double doors opening and overlooking the rear garden.

## First Floor Landing

With loft access and doors into airing cupboard, bedrooms and bathroom.

## Bedroom 1

With front aspect double glazed window and radiator.

## Bedroom 2

With rear aspect double glazed window and radiator.

## Bedroom 3

With front aspect double glazed window and radiator.

## Bathroom

With rear aspect double glazed window, bath with shower screen and shower over, WC, and wash hand basin.

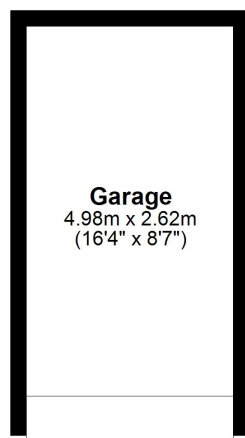
## Outside

The front of the property is approached via a pathway to entrance door with gravelled foregarden. To the rear is a pleasant garden laid to a mixture of lawn and patio area with fenced boundaries and rear gate leading to the en bloc garage.

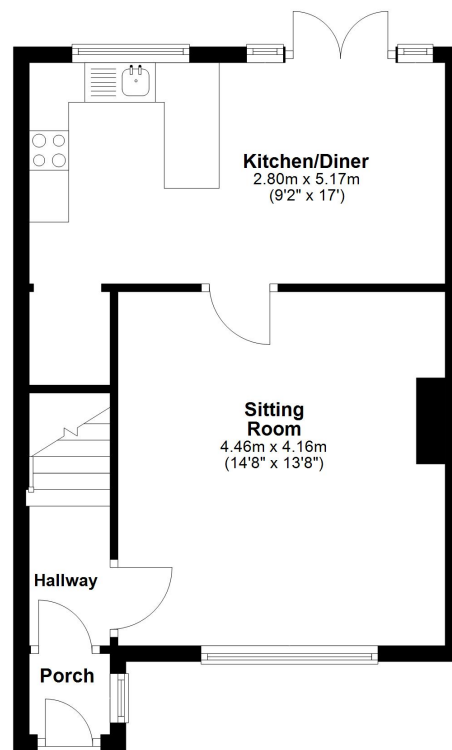


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	88
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	73
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

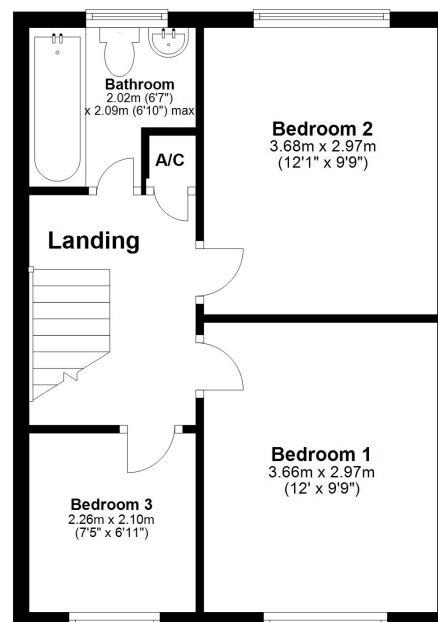
## En bloc Garage



## Ground Floor



## First Floor



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