



1 Gillam Street, Worcester WR3
8JT

A renovated & refurbished three double bedroom, two bathroom Victorian house totaling over 1400 square feet. Located within walking distance of the city centre & having a driveway.

The home has gone through an extensive upgrade & is finished to a lovely standard. The property comprises; entrance hallway with integrated coir matting & a Minton style tiled flooring, with access into the study, living room & kitchen.

The study has a cast iron feature fireplace. The kitchen has a range style oven & hob built into the exposed brick chimney breast, a range of base & wall units, 'Belfast' style sink with mixer tap, integrated white goods/appliances, quartz work surface & a garden outlook. The stairs rise to the first floor landing & an archway leads into the dining area, a further door leads out into the rear lobby with garden access & door into the W.C & utility room. The dining room has further built in cupboards, a bar for entertaining & a door out to the garden. There is wood effect flooring throughout the kitchen & dining room laid in a herringbone pattern.

To the first floor, the landing leads on to all three double bedrooms. The main bedroom has an en-suite shower room & a walk in wardrobe with lighting.

The family bathroom has a contemporary four piece suite comprising of a bath, separate shower, W.C & a vanity wash basin.

Externally, the driveway provides off road parking for several vehicles & the rear gardens are landscaped, fenced & enclosed with a patio area perfect for summer BBQs & entertaining & an area laid to lawn.

The property is a 20 minute walk into the city centre & is conveniently located for Lansdowne Park, as well as Foregate Street train station which has direct links to London stations. The M5 is also a short drive away.

Worcester has a wide range of amenities to include restaurants, cafes, bars, pubs & shops to enjoy, along with riverside walks & the historic Cathedral.

FREEHOLD

EPC RATING - C

COUNCIL TAX BAND C - Worcester city 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		87
(69-80) C	79	
(55-68) D		
(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



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