



46b Rainbow Hill, Worcester,
WR3 8NL

A generously proportioned home with four double bedrooms & off road parking for multiple vehicles plus a commercial garage, ideal for someone needing space for a motorhome/campervan &/or work van.

Offered for sale with no onward chain & comprising: porch into the reception hallway with stairs rising to the first floor landing & access into the W.C, under-stairs cupboard, living room & kitchen. The living room has patio doors out to the rear garden & a feature fireplace. The kitchen is a range of base & wall units, sink & drainer, oven & hob, space for white goods & a breakfast bar. From the kitchen is a formal dining room, with space to host a large table for entertaining & doors out to the front.

To the first floor landing, there is access into the four double bedrooms, bathroom, cupboard & loft access.

Externally, the block paved driveway is substantial & can easily accommodate multiple vehicles, in addition to the detached garage which was built to accommodate a commercial vehicle. There are gardens to both the front & the rear. The vendor advised that in the front garden, higher fencing can be added for additional privacy if you wish (please confirm this with your solicitor). The rear garden has a patio area & is fenced & enclosed mainly being laid to lawn & there is a side access. For larger objects or work needing to be done to the garden- the porch has a door directly in to the back.

The home is convenient for the city centre & the M5, J6. There is a bus stop that drops you off in Crown Gate & you are walking distance of the city centre, which is under a mile away. Worcester itself has a wide range of amenities to include: bars, pubs, restaurants & cafes, shops, supermarkets & leisure facilities. There are two train stations offering direct links to London.

Please note, we have been advised you have the right of access across the neighbours drive to get to your driveway.

FREEHOLD

Council Tax Band C - 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.

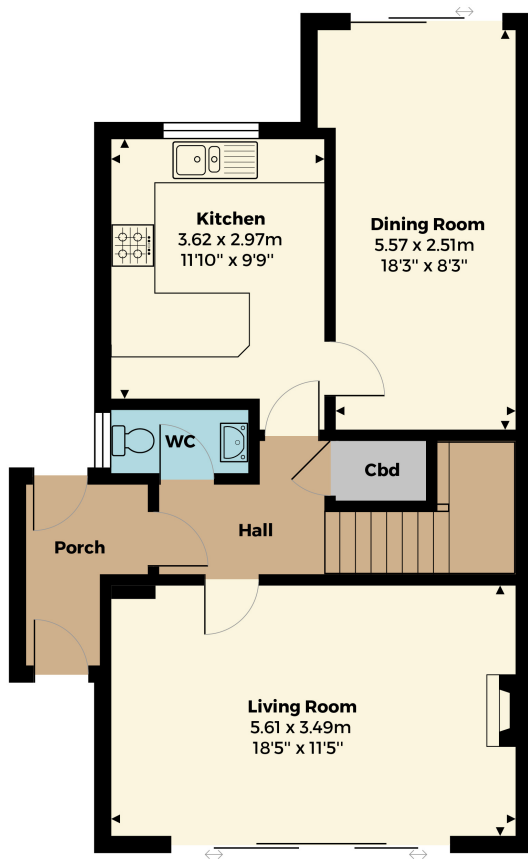


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

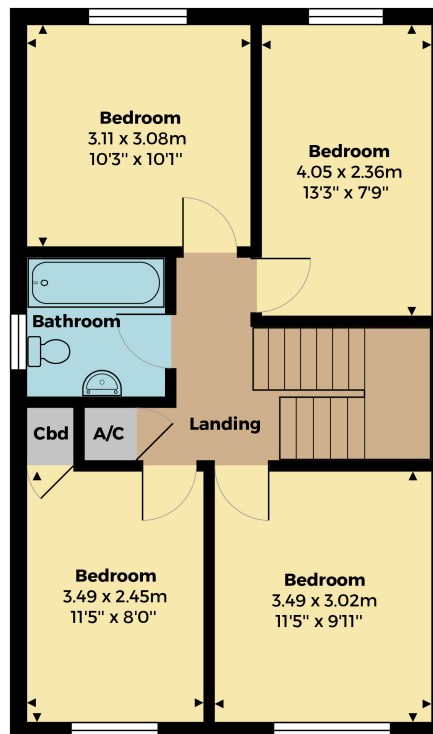
General Information

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.

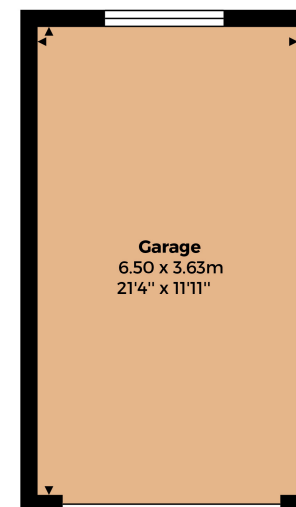
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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