



37 Chestnut Street, Arboretum,
Worcester WR1 1PA

If you want to live just a short distance from the city centre, then this lovely Victorian home, offered with NO CHAIN, may just be the one you are looking for.

Although modernised, this house retains the natural flow of a Victorian home, entering into your bright living room, then proceeding through to the dining area, which opens up to your kitchen, creating a superb open-plan eating area. The stark difference between wooden effect flooring and white walls and kitchen units gives the home a lovely modern feel, whilst the high ceilings give you the feeling of extra space that you find in properties of this era.

On the first floor, there are two bedrooms, with the added bonus of an upstairs bathroom. The bedroom to the rear has views over the sports field behind.

Externally, there is a courtyard area to the rear, which also backs on to the sports field, and there is a cellar too. The location of this home allows you to be able to meander into the City, whether it be for transport, shopping, or a daily dose of caffeine, or you can wander down through Lower Chestnut Street to the canal, for a dog walk, jog, or cycle without traversing a road.

Parking Permit Available At The Present Time With Residents Parking Permit (At Extra Cost)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	72	
(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



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