



25 Sydney Street, Barbourne,
Worcester WR3 8BG

A two double bedroom Victorian end of terrace home set within Barborne, walking distance of the city centre, Gheluvelt Park & Foregate Street train station.

The property comprises; lounge with a feature fireplace & recently laid flooring, with access into an inner hallway, where the stairs both rise to the first floor landing & access leads into the dining room.

The dining room has a garden outlook, a fire & an under-stairs storage cupboard. From the dining room is the kitchen, which enjoys a range of base & wall units, sink & drainer, space for appliances & white goods & an inner lobby that leads into the wet room & out to the rear garden.

To the first floor, the landing leads in to both double bedrooms, with bedrooms one & two they both have fitted wardrobes.

Externally, there is a walled fore-garden with a path leading up to the front door, useful side access for bikes/bins etc leading in to the rear garden & an enclosed rear garden which is low maintenance, fenced & enclosed with paved seating areas & established, planted borders. The vendors advise the garden has a south westerly aspect.

Barbourne has a range of amenities to include local pubs, serving food, bars, supermarkets, cafes & restaurants, soon to be opened brunch spot 'Waylands Yard' (expected to launch Spring 2025), canal side walks into the city, as well as the Kepax bridge, linking Barbourne with Hallow. Worcester itself has a wider range of facilities, retails parks & leisure centres & the two train stations provide direct links to London.

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.

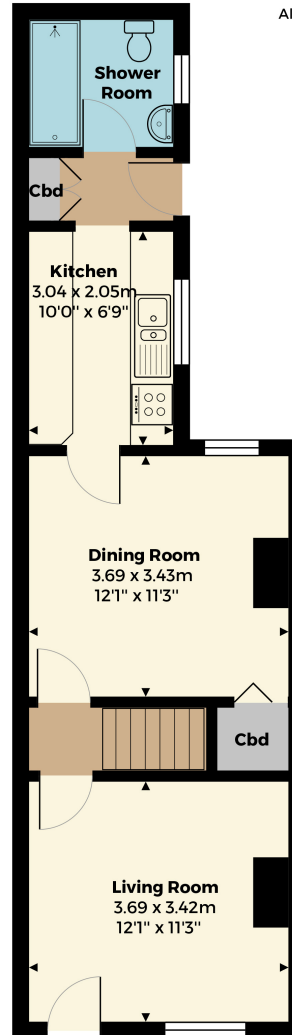


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

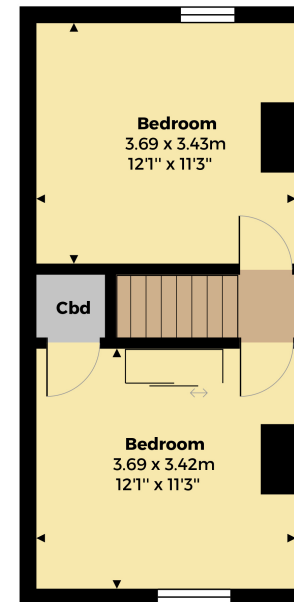
General Information

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

sheltonandlines.co.uk