

10 Wilson Street, Worcester
WR3 8NH

An immaculately presented & refurbished semi detached home, located within walking distance of the city centre & Foregate Street train station.

This three bedroom semi detached home would also rent for £1100 pcm, with a return of 5.5%

The property has a driveway, offering side by side parking for several vehicles. It comprises; entrance hall with stairs rising to the first floor landing & access into the lounge. The lounge has wood effect flooring & access into the kitchen/diner. The dining area has double patio doors out to the rear garden & the kitchen has a range of base & wall units, with an integrated oven, hob & extractor, wood roll-edge work surfaces, space for white goods & a door leading out to the side access.

To the first floor, the landing leads on to all three bedrooms, the bathroom & loft access.

The bathroom has a contemporary white suite with a W.C, pedestal wash basin & bath with a shower over.

Externally, the gardens are fenced & enclosed with side access & have been landscaped with a patio area & a raised, decked seating area. The rest is laid to lawn.

Worcester city has a range of amenities to include pubs, restaurants, cafes & bars, as well as shops, boutiques, river side





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.

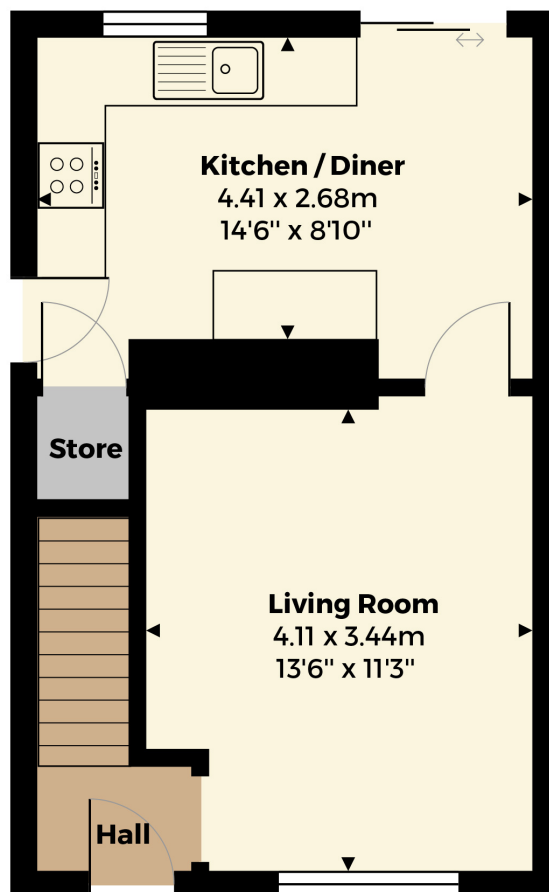


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

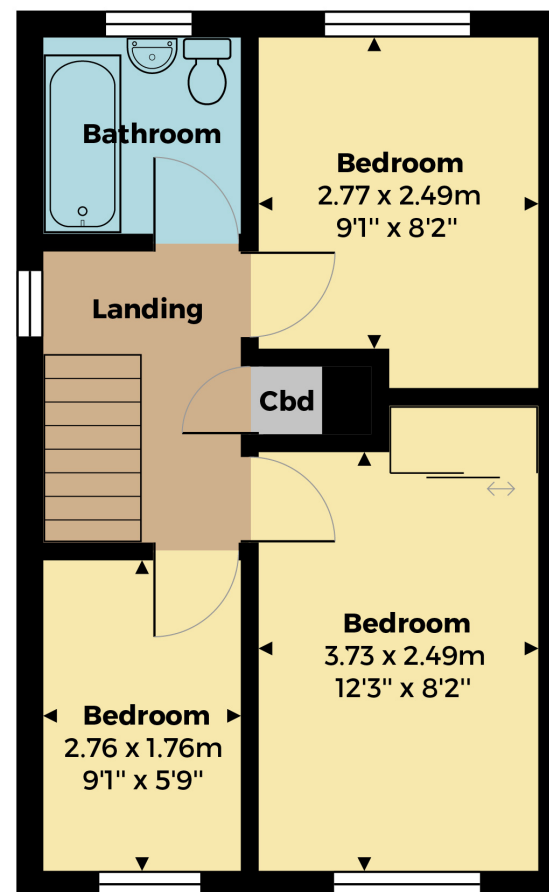
General Information

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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