



8 Laugherne Road, Worcester
WR2 5LS

A double-fronted Victorian home, walking distance of St Johns High Street & Worcester city centre.

This charming home is full of period features & has been well cared for by the vendor. It comprises; reception hallway with Minton flooring & stairs rising to the first floor & access into the formal dining room, living room & kitchen. There is a side door out to the rear garden too.

The lounge & dining room both have bay windows & feature fireplace & the kitchen has a range of base & wall units, sink & drainer, range style cooker & hob, space for white goods/appliances & a central island. From the kitchen there is an inner hallway with a door to the rear & access into the useful cloakroom/W.C.

To the first floor, the galleried landing leads on to the three double bedrooms, all with fireplaces & family bathroom, which has a contemporary white suite with a shower over the bath, W.C & pedestal wash basin.

Externally, there is a driveway offering parking for multiple vehicles, a useful detached garage & an enclosed rear garden, mainly laid to lawn with a patio area & established beds & borders.

St Johns has a range of pubs, bars & restaurants & cafe's as well as a gym, leisure facilities, supermarkets & a range of schooling, with the home falling within catchment for both Oldbury Park Primary & Christopher Whitehead.

Worcester city has further amenities, to include two train stations with direct London links.

FREEHOLD

Council Tax Band D - Worcester Council

NB: The home had historical movement that was rectified via the insurance company over a decade ago.





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		
(69-80) C		80
(55-68) D	64	
(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.



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