



**Allan Morris**  
estate agents

Charter Place, Worcester.

## Features

- Well Presented Town House
- 4 Bedrooms
- Flexible Accommodation
- Garage
- Glorious Private Garden
- Use of Communal Gardens

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A fabulous opportunity to acquire a four bedroom Town House, situated within walking distance of Worcester City centre.

Accommodation briefly comprises: Entrance Hall, open-plan Kitchen/Dining Room. On the 1st floor: Living Room, Bedroom 3 and Family Bathroom. On the 2nd floor: Master Bedroom, further double Bedroom and single Bedroom/Study, as well as Shower Room.

The property further benefits from integral single Garage and delightful enclosed private garden to the rear.

## LOCATION:

The property lies within the delightful Charter Place development, located on the edge of Worcester City and all the fabulous amenities the City centre has to offer, as well as close to a range of excellent local walks by the river and Race Course. Residents also benefit from the use of communal garden.





#### Directions:

From Allan Morris proceed into College Street, straight over the traffic roundabout into Deansway, straight over the following set of traffic lights and at the second set of traffic lights stay in the right hand lane and turn right into North Parade. Follow this road around in the left hand lane and continue straight over the traffic lights. On the left hand side the Racecourse can be found, Continue along Castle Street before turning left into Love's Grove. Then take the next left into Charter Place, where number 13 can be found on the left hand side, as indicated by our For Sale board.

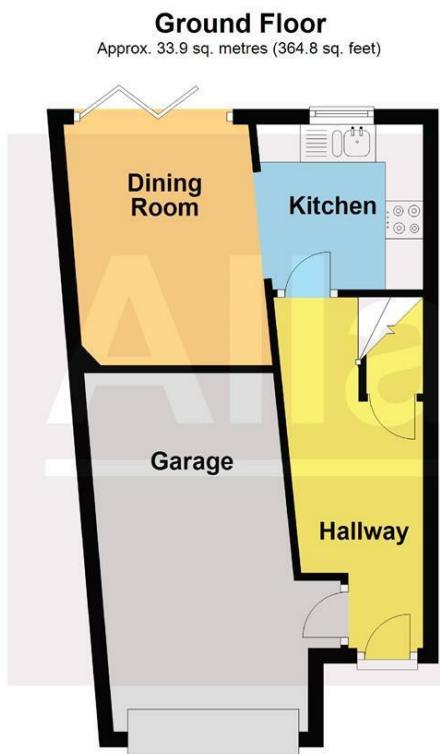
WAM 6682

#### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Total area: approx. 105.2 sq. metres (1132.5 sq. feet)

DISCLAIMER - Floor plans shown for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## 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. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Floorplan Measurements:

### FIRST FLOOR:

Living Room:  
15'5" maximum x 12'7" maximum 7'6" minimum

Bedroom:  
10'6" x 8'5"

Bathroom:  
6'11" x 6'8"

### 2ND FLOOR:

Bedroom 1:  
11'2" x 9'7"

Bedroom 3:  
10'4" x 7'9"

Bedroom 4 / Study:  
7'0" x 6'9"

Shower Room:  
6'7" x 5'6"

### GROUND FLOOR:

Kitchen / Diner:  
15'4" x 10'1" maximum 7'6" minimum

Kitchen:  
7'6" x 6'10"

Dining Room:  
10'1" x 8'4" maximum

Garage:  
15'7" x 7'9"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ