



Allan Morris
estate agents

Lansdowne Road, Worcester.

139 Lansdowne Road, Worcester. WR3 8JA

Features

- 3 BEDROOMS
- OFF ROAD PARKING
- CLOSE PROXIMITY TO CITY CENTRE
- CONSERVATORY
- LARGE SITTING ROOM
- OPEN PLAN KITCHEN DINER
- PERFECT FIRST HOME

A very well presented and deceptively spacious three bedroom terraced property, situated in the heart of the City, with the benefit of off road parking.

Accommodation briefly comprising: Large Living Room, open plan Kitchen Diner with Conservatory off. To the first floor: Two double Bedrooms, further single Bedroom with storage cupboards and re-fitted Bathroom.

Outside: To the rear is a courtyard style garden with access to off road parking.





Directions:

From Worcester City centre proceed out along Rainbow Hill. Continue along for approximately 1 mile and turn left into Lansdowne Road, where number 139 can be found on the right hand side, as indicated by our For Sale board. Parking for the property can be accessed via Laslett Street.

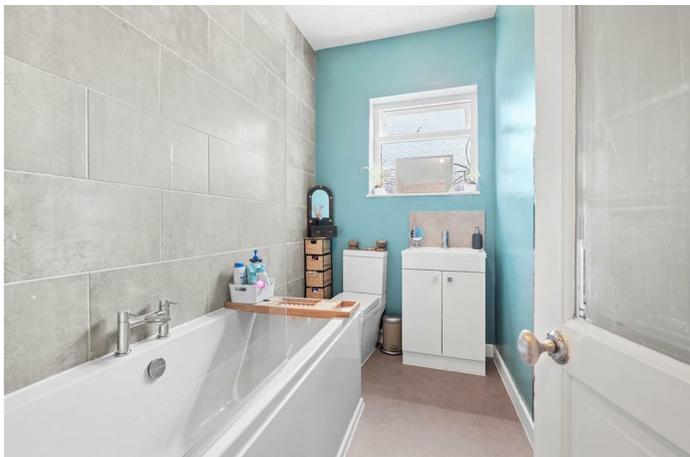
WAM 6761

Useful Information:

Tenure: Freehold

EPC rating: C

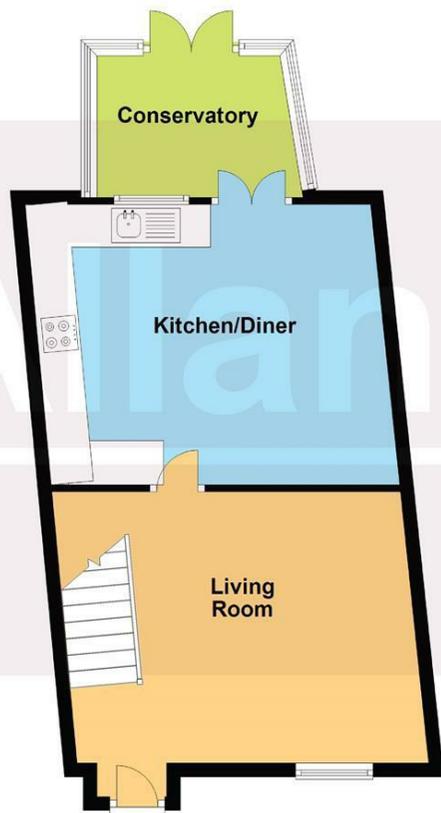
Council Tax Band: B





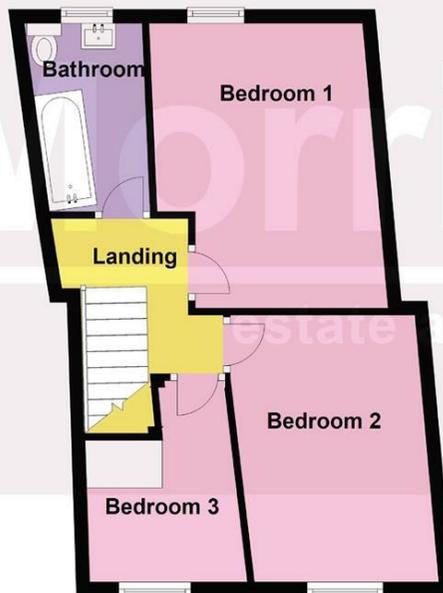
Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

DISCLAIMER - Floor plans shown are 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.

Floorplan Measurements:

LIVING ROOM:

12'10" x 16'8"

KITCHEN/DINER:

16'6" x 13'3"

CONSERVATORY:

8'9" x 6'8"

BEDROOM 1:

13'6" x 10'2" max

BEDROOM 2:

12'8" x 8'10"

BEDROOM 3:

9'6" x 7'8"

BATHROOM:

8'11" x 5'8"

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.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ