



Allan Morris

estate agents



Himbleton Road, Worcester

A very well presented and much improved four bedroom detached family home, situated in the popular area of St. John's.



£1,600

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
Registered Office: Sidbury House, 32 Sidbury, Worcester, WR1 2HZ

01905 612266
allan-morris.co.uk
worcester@allan-morris.co.uk



01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk



21, Himbleton Road, Worcester, WR2 6BA

All measurements are approximate. Accommodation in more detail comprises:

LIVING ROOM: 16'3" x 11'0"

KITCHEN / DINING ROOM: 16'0" x 13'9"

GARDEN ROOM: 11'4" x 8'10"

BEDROOM 1: 15'4" max x 10'6"

EN-SUITE: 8'10" x 5'6"

BEDROOM 2: 11'4" x 8'9"

BEDROOM 3: 12'3" x 7'4"

BEDROOM 4: 9'4" x 8'0"

BATHROOM: 9'0" x 6'10"

INTEGRAL; GARAGE: 17'8" x 7'5"



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. TENURE: We understand the property is offered for sale FREEHOLD. 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.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed over the river bridge, keeping the Cricket Ground on your left hand side. Move into the far right hand lane and at the next set of traffic lights go into the far left hand lane and follow the road around onto Hylton Road. Continue along Hylton Road, with the river on your right hand side. Continue for approximately one mile and then take the 2nd left into Himbleton Road, where number 21 can be found on the left hand side, as indicated by our For Sale board.