



Allan Morris
estate agents

Lambourne Crescent, St.
John's, Worcester.

**8 Lambourne Crescent, St. John's,
Worcester. WR2 6ER**

Features

- Semi detached
- Extended
- Large Garage/Workshop
- Open-plan Kitchen/Dining Area
- St. John's
- NO ONWARD CHAIN

A fantastic opportunity to acquire a four bedroom extended semi detached property, set within the popular St. John's area of Worcester.

Accommodation briefly comprises: Sitting Room (currently used as a Bedroom), open-plan Kitchen/Diner with Utility Area and downstairs Shower Room, as well as further Reception Room. On the first floor: Three Bedrooms and further Shower Room.

Outside: To the front is parking for approximately 2 vehicles. To the rear is a courtyard with large double Garage/Workshop.

AGENT'S NOTE'S:

- 1) The Workshop would be perfect as a Home Office, Gym or potentially other work use (subject to Planning).
- 2) The property is currently used a an HMO.





Directions:

From Worcester City centre proceed out along New Road, passing the Cricket Ground to the left hand side. Staying in the right hand lane, continue around on to Tybridge Street, bearing left at MacDonalds on to Henwick Road. Continue along Henwick Road for approximately one mile, where it continues into Hallow Road. Turn left into Monarch Drive and then right into Lambourne Crescent, where number 8 can be found on the right hand side, as indicated by our For Sale board.

WAM 6962

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C



TOTAL FLOOR AREA: 1,001 sq ft. (93.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown in the floor plans have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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:

SITTING ROOM:
13'0" x 10'2"

KITCHEN / DINER:
16'8" x 10'9"

UTILITY ROOM:
8'3" x 5'3"

SHOWER ROOM:
8'3" x 5'0"

2ND RECEPTION / BEDROOM 4:
11'3" x 7'11"

BEDROOM 1:
13'0" x 9'11"

BEDROOM 2:
10'9" x 9'11"

BEDROOM 3:
9'11" x 6'5"

SHOWER ROOM:
6'4" x 5'8"

GARAGE:
19'10" x 18'5"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ