



**Allan Morris**  
estate agents

**Carlisle Road, Worcester.**

## 8 Carlisle Road, Worcester. WR5 1HY

### Features

- 4 Bedrooms
- Refitted Shower Room
- Recently Double Glazed
- Large Sunny Garden
- Convenient Location
- Gas Central Heating
- NO ONWARD CHAIN

A fantastic opportunity to acquire a deceptively spacious four bedroom terraced family home, offering further scope to extended and improve (if required), in this convenient residential area of the City. The property benefits from large rear garden, close proximity to Worcestershire Royal Hospital, Junction 6 of the M5 and easy access to local schooling and Worcester City centre.

Accommodation briefly comprises: Entrance Hall, Breakfast Kitchen with access out to rear patio, dual aspect Sitting Room/Dining Room. On the first floor: Two double Bedrooms, two single Bedrooms and refitted Shower Room.

Outside: To the front is driveway providing off road parking with mature shrub borders. The rear garden is of particular note and can be accessed via the Kitchen, initially onto patio area with useful outbuilding (currently used as W.C. and Laundry Room). The remainder of the garden is laid to gravel with mature shrub borders and shed.





### Directions:

From Worcester City centre proceed out along City Walls Road and at the roundabout take the 2nd exit onto St. Martins Gate, before continuing over and taking the 2nd exit at the next roundabout. Continue along Tallow Hill and at the traffic lights bear right, before turning left onto Newtown Road (B4205). Proceed along Newtown Road for approximately 1 mile before taking the right hand turning into Canterbury Road. After a short while turn left into Carlisle Road. Continue along, where number 8 can be found on the left hand side, as indicated by our For Sale board.

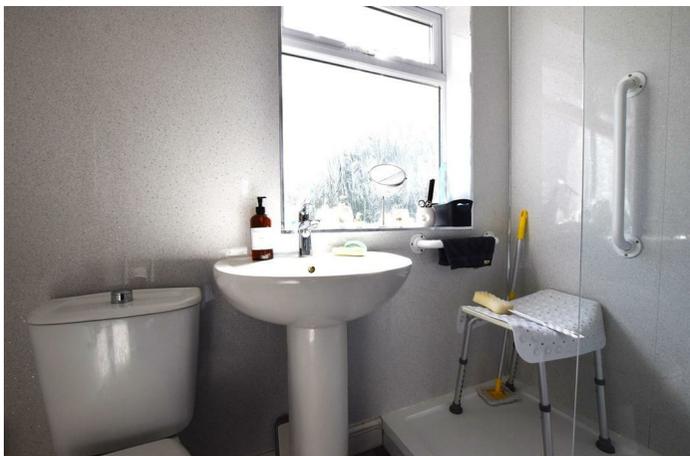
WAM 6797

### Useful Information:

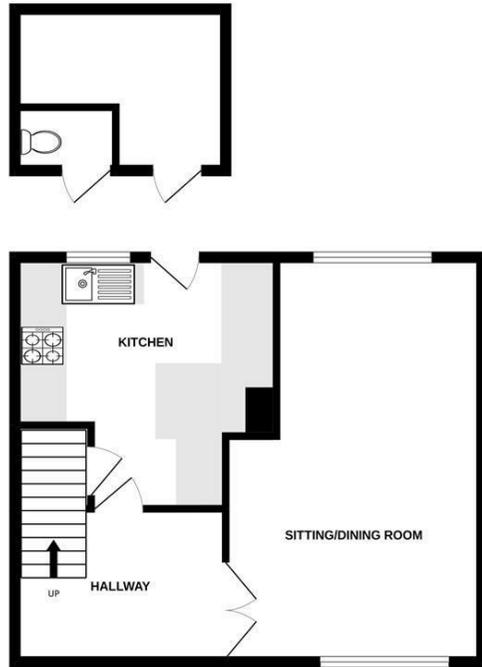
Tenure: Freehold

EPC Rating: C

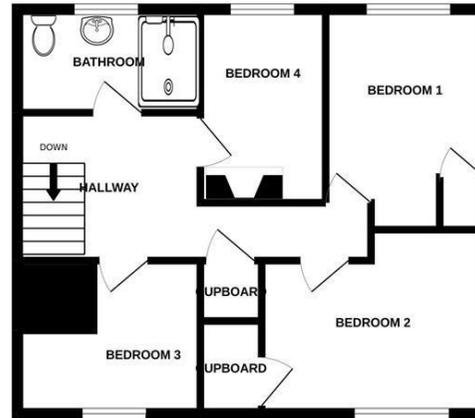
Council Tax Band: A



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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 / DINING ROOM:**  
20'10" x 11'10" maximum 10'8" minimum

**KITCHEN:**  
13'0" x 10'7"

**BEDROOM 1:**  
12'1" maximum x 11'7"

**BEDROOM 2:**  
14'0" maximum x 8'7"

**BEDROOM 3:**  
9'6" x 7'8" maximum 4'6" minimum

**BEDROOM 4:**  
10'2" x 7'1"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ