



Allan Morris
estate agents

Nelson Road, St. John's,
Worcester

**48 Nelson Road, St. John's, Worcester.
WR2 5BN**

Features

- Refurbished & deceptively spacious house
- 4 Bedrooms`
- 2 Bathrooms
- Wealth of period features
- Open plan Kitchen Dining area
- Popular St. John's location

A beautifully refurbished and deceptively spacious four bedroom semi detached period property, situated along a quiet no through road, within the popular St. John's area of Worcester.

Accommodation briefly comprising: Entrance Porch, Entrance Hall, Sitting Room, second Reception Room, extended Kitchen/Diner, Garden Room and downstairs W.C. To the first floor: Three Bedrooms and a Family Bathroom. To the second floor: Master Bedroom and En-Suite Shower Room.

Outside: To the front is a walled foregarden. To the rear is a good size garden with fully enclosed borders.

LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.

AGENTS NOTE:

The rear garden will be turfed before completion.





Directions:

From Worcester City Centre proceed West over the river bridge and past the Cricket Ground on the left. Continue over the traffic island into St. John's and carry straight on at the traffic lights. Turn right into Comer Road, then first right into Nelson Road, where number 48 can be found on the right hand side, as indicated by our For Sale board.

WAM 6988



Useful Information:

Tenure: Freehold

EPC rating: To be confirmed

Council Tax Band: C



Ground Floor
Approx. 59.7 sq. metres (642.5 sq. feet)

First Floor
Approx. 51.9 sq. metres (558.8 sq. feet)

Second Floor
Approx. 31.0 sq. metres (333.3 sq. feet)

Cellar
Approx. 21.2 sq. metres (228.1 sq. feet)



Total area: approx. 163.8 sq. metres (1762.8 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:

SITTING ROOM:
13'10" to bay x 11'5" maximum

DINING ROOM:
13'6" x 12'5"

KITCHEN:
23'11" x 10'11"

MASTER BEDROOM:
18'4" maximum 12'1" minimum x 11'11"
maximum 11'4"

EN-SUITE:
7'7" x 3'9"

BEDROOM 2:
15'7" x 11'5"

BEDROOM 3:
12'10" x 9'3"

BEDROOM 4:
10'11" maximum x 10'1"

BATHROOM:
8'2" x 6'9"

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:

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