



Allan Morris
estate agents

**Waterworks Road, Barbourne,
Worcester.**

**43 Waterworks Road, Barbourne,
Worcester. WR1 3EY**

Features

- Charming period house
- 2 Double Bedrooms
- 2 Reception Rooms
- Pleasant sunny rear garden
- Outlook over Park
- Highly popular location

A charming two bedroom terraced period home, situated in the sought after Barbourne area and with pleasant outlook over Gheluvelt Park to the front.

Accommodation briefly comprises: Living Room, Dining Room, Kitchen and downstairs Bathroom. On the first floor: Two double Bedrooms.

Outside: To the front is potential to create off road parking (if required) and subject to an approval. To the rear is a pleasant private garden.

LOCATION:

The property is situated within the sought after area of Barbourne, offering excellent local schooling, amenities and easy access to the City centre, the glorious Gheluvelt Park and 2 Railway Stations, both with direct access to London.





Directions:

From Worcester City centre proceed along The Tything. Before Gheluvelt Park turn left into Somers Road. Continue along onto Barbourne Walk and then onto Waterworks Road, where number 43 can be found on the left hand side.

WAM 7244

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B





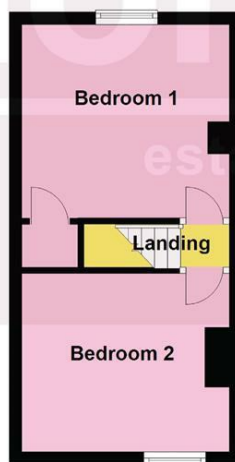
Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.6 sq. feet)



Total area: approx. 57.4 sq. metres (618.2 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:
11'0" x 9'5"

DINING ROOM:
12'10" x 11'0"

KITCHEN:
12'11" x 5'10"

BEDROOM 1:
12'10" x 11'0"

BEDROOM 2:
11'0" x 9'5"

BATHROOM:
6'4" x 5'10"

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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