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**Allan Morris**  
estate agents

**Lechmere Crescent, St. John's,  
Worcester.**

**19 Lechmere Crescent, St. John's,  
Worcester. WR2 6ED**

**Features**

- Period features
- Deceptively spacious
- Further potential
- Very large rear garden
- Off road parking
- Quiet location
- **NO ONWARD CHAIN**

A deceptively spacious two double bedroom semi detached period property packed full of character and offering further potential, situated on this quiet residential area.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen and Garden Room/Utility Room. On the first floor: Two double Bedrooms and Family Bathroom.

Outside: To the front is off road parking and gated pedestrian access to front door. The rear garden is of particular note and offers further potential to improve and landscape as required. The garden is mainly hard landscaped with Workshop Area and hedge and fenced borders.

**AGENT'S:** The property offers huge potential to extend, if required and subject to relevant Planning Permissions.

**LOCATION:**

The property is situated in the popular area of St. John's on a quiet residential street, with easy access to local schooling, amenities and back into Worcester City centre, as well as Worcester University.





### Directions:

From Worcester City centre proceed over the river bridge and onto the New Road. Bear right round Cripplegate Park and turn right at the first roundabout onto Tybridge Street, stay in the left hand lane and turn left onto the Hylton Road. Proceed for approximately one mile and Hylton Road then becomes Henwick Road then Hallow Road. Continue along and take the 2nd left hand turning into Lechmere Crescent. After a short while number 19 can be found on the left hand side.

WAM 7249



### Useful Information:

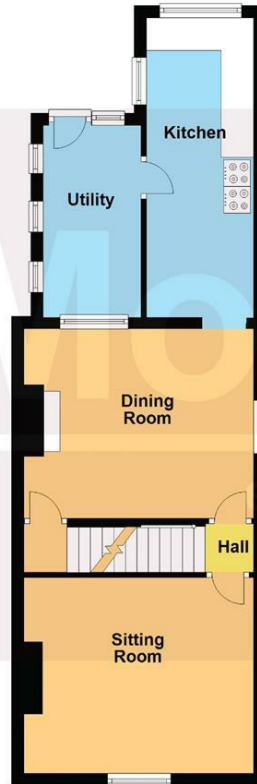
Tenure: Freehold

EPC Rating: F

Council Tax Band: C



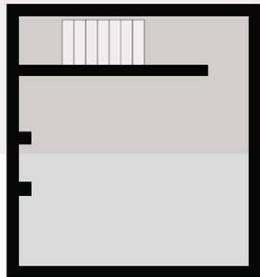
**Ground Floor**  
Approx. 55.1 sq. metres (592.7 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (474.8 sq. feet)



**Cellar**  
Approx. 20.2 sq. metres (217.2 sq. feet)



Total area: approx. 119.4 sq. metres (1284.7 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:  
14'1" x 12'0"

DINING ROOM:  
14'3" x 11'9"

KITCHEN:  
17'10" x 6'10"

BEDROOM 1:  
14'3" x 12'0"

BEDROOM 2:  
14'3" x 11'8"

BATHROOM:  
12'7" x 6'10" maximum

GARDEN ROOM:  
11'6" x 5'5"

## 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. 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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