



**Allan Morris**  
estate agents

**Stephenson Terrace,  
Worcester.**



## 8 Stephenson Terrace, Worcester. WR1 3EA

### Features

- Victorian 4 bedroom semi detached house
- Spacious and flexible accommodation
- 2 large Reception Rooms both with French doors
- Views to front over racecourse
- Original Victorian canopy
- Many period features
- Extended Kitchen/Dining/Family Area with woodburner
- Pleasant rear garden
- Garaging and parking

A rare opportunity to acquire a spacious family home in this much sought after area, situated in a quiet location with views over Worcester Racecourse to the front elevation.

Accommodation briefly comprises: Large covered Entrance Porch, Entrance Hall with original tiled flooring and access to Cellar with power and light, large Reception Room with woodburner and double French doors, 2nd Reception Room with wooden floor, open fireplace and further French doors to front elevation, Kitchen/Dining/Family Room, with Kitchen fitted with granite work surfaces, Belfast style sink and ample storage, in the Family Area is a further woodburner and doors to rear elevation. On the first floor: Bedroom 1 which is a spacious room with views to front elevation over Racecourse, open fireplace and built-in wardrobes, Bedroom 2 with views over the garden, open fireplace and wardrobes, Bedroom 3 to the rear with built-in cupboards either side of chimney breast and open fireplace, modern Family Shower Room. On the second floor: Further large double Bedroom with fireplace and views to front elevation, Bathroom with eaves storage, attic access and Velux skylight.

Outside: To the front is an easily maintained foregarden. To the rear is a well established mature garden with patio area, lawn and various trees, shrubs and bushes. Access to Garaging with power, light and electrically operated up and over door and further pedestrian gated access to York Place lane.

### LOCATION:

'8 Stephenson Terrace' is situated within this highly sought after area, offering easy access to amenities, local schooling, Worcester City and major transport links.







### Directions:

From the offices of Allan Morris proceed into College Street, straight over the traffic roundabout into Deansway, straight over the following set of traffic lights and at the second set of traffic lights stay in the right hand lane and turn right into North Parade. Follow this road round in the left hand lane and continue straight over the traffic lights. Turn left at the Racecourse onto Severn Terrace, continue along to The Moors and turn left onto Britannia Square. Turn left at the 1st cross street onto Albany Terrace, turn right slightly and that becomes Stephenson Terrace, where number 8 will be located on the right hand side.

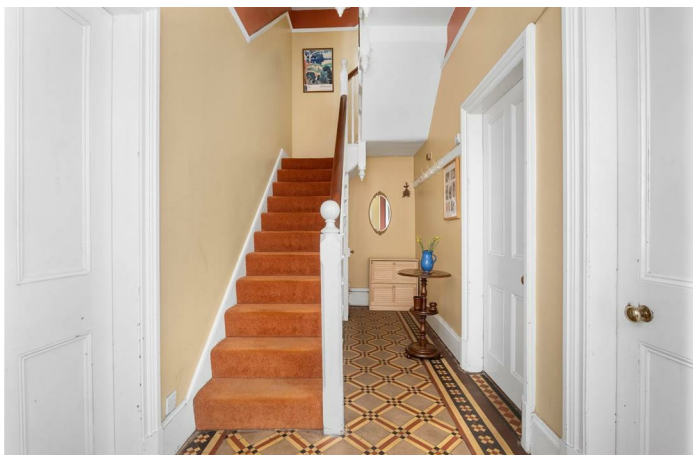
WAM 7269

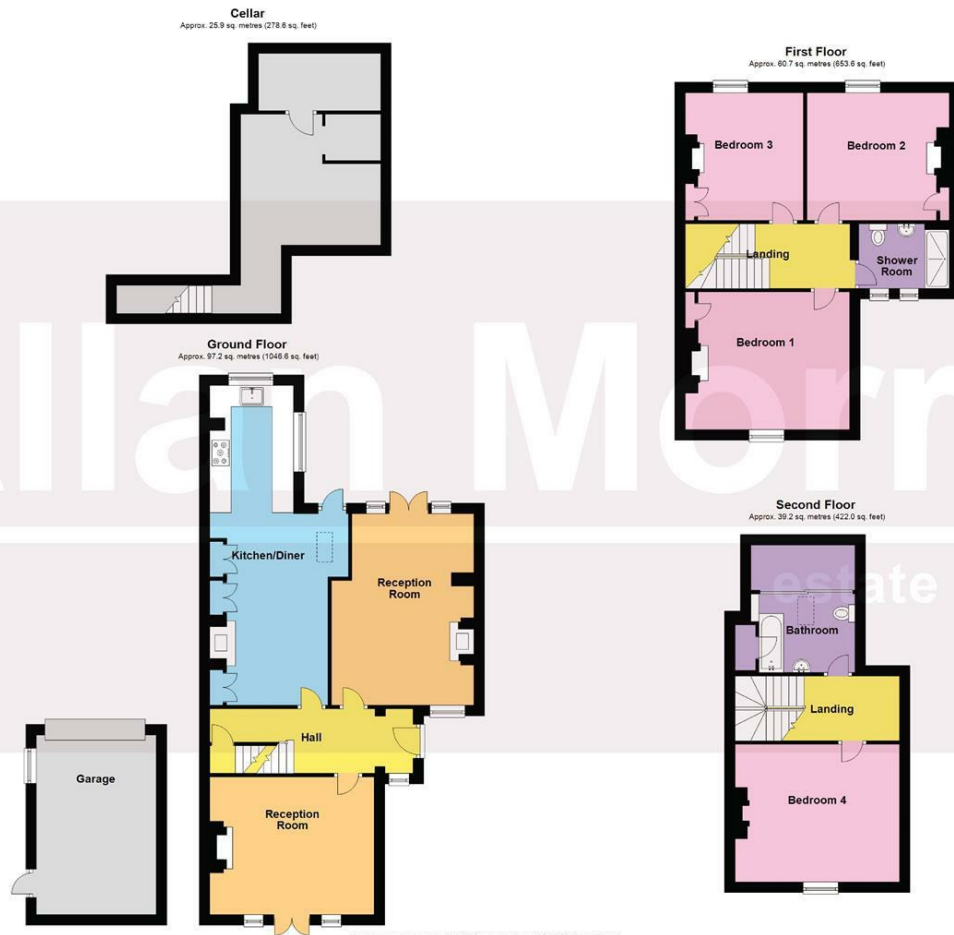
### Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: F





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.

## 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:

**KITCHEN / DINING / FAMILY AREA:**  
29'6" x 13'1" maximum

**2ND RECEPTION ROOM:**  
15'10" x 12'11"

**RECEPTION ROOM:**  
18'3" x 13'4" maximum

**BEDROOM 1:**  
15'6" x 12'11"

**BEDROOM 2:**  
13'5" x 11'10"

**BEDROOM 3:**  
11'10" x 9'10"

**SHOWER ROOM:**  
8'6" x 5'9"

**BEDROOM 4:**  
15'6" x 12'9"

**BATHROOM:**  
8'10" x 7'2"

**CELLAR 1:**  
13'5" x 11'9"

**CELLAR 2:**  
13'5" x 5'2"

**GARAGE:**  
16'8" x 11'1"

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ