



Allan Morris
estate agents

Victoria Street, Worcester.

50 Victoria Street, Worcester. WR3 7BD

Features

- Spacious 2 bedroom end terrace house
- High potential for extension
- Generous Kitchen and Living Room
- Private driveway and rear garden
- Highly sought after location
- NO ONWARD CHAIN

A most spacious two bedroom end terrace house, benefiting from generous driveway, private garden to the rear and situated in a highly sought after location.

Accommodation briefly comprises: Entrance Hall, spacious Living Room and Kitchen. On the first floor: Two Bedrooms and Bathroom.

Outside: To the front is generous private driveway. To the rear is enclosed 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.

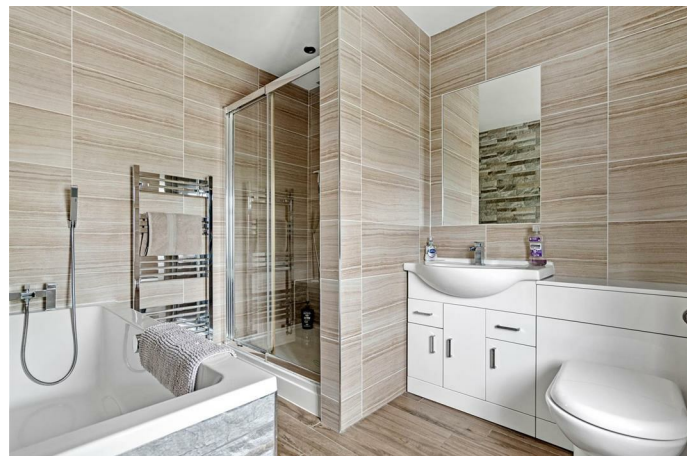




Directions:

From Worcester City centre proceed in a northerly direction along Foregate Street and into the Tything. Bear left onto the Ombersley Road and turn left into Victoria Street, where number 50 can be found on the right hand side, as indicated by our For Sale board.

WAM 7318



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B



Ground Floor
Approx. 37.1 sq. metres (399.0 sq. feet)

First Floor
Approx. 37.2 sq. metres (400.9 sq. feet)

Total area: approx. 74.3 sq. metres (799.8 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.

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:

LIVING ROOM:
17'0" x 11'0"

KITCHEN:
16'8" x 12'6" maximum

BEDROOM 1:
16'9" x 9'5"

BEDROOM 2:
14'4" maximum x 7'5"

BATHROOM:
9'0" x 7'7"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ