

Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

6b Ombersley Road, Barbourne, Worcester. WR3 7ET

Offers Over £200,000

1 1 1









With 780 sq. ft. of accommodation this is a rare opportunity to acquire a beautifully presented contemporary townhouse, with driveway and garage, ideally positioned in the highly sought after Barbourne area. Offering views towards Gheluvelt Park, this versatile home combines modern living with an enviable city lifestyle.

Accommodation briefly comprises: Entrance Hall, internal access to Spacious Garage with French doors opening onto the Garden, Breakfast Kitchen, generous Living room with patio doors onto Balcony, Landing area ideal for home working, large Bedroom and Family Bathroom.

Outside: The property benefits from driveway parking to the front, to the rear a 1st floor Balcony with views to the Park and a South-Westerly facing private, low-maintenance garden with patio and pebble borders, perfect for relaxing, entertaining friends or enjoying outdoor space without extensive upkeep.

LOCATION: Situated within easy walking distance of Worcester City Centre and Foregate Street Railway Station, this home is perfectly suited to those looking for convenience and connectivity. A wealth of amenities close by, including the beautiful Gheluvelt Park, independent cafés, shops, pubs, supermarkets and doctor's surgery. The M5 motorway is easily accessible via Junctions 6 and 7, making commuting straightforward.

AGENTS NOTE: The vendor has insulated and plaster-boarded internally to the garage door which could easily be removed if desired. The property is marketed on behalf of a member of the Allan Morris team

Living Room - 2.98m x 3.95m (9'9" x 12'11")

Breakfast Kitchen - 3.05m x 2.03m (10'0" x 6'7")

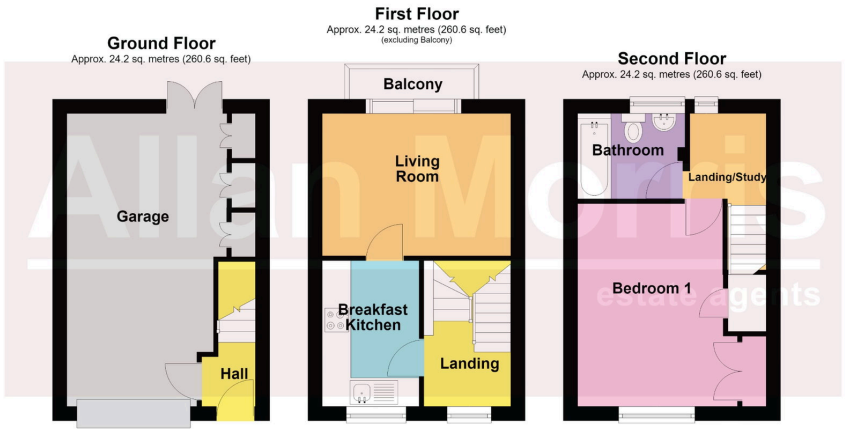
Bedroom - 4.24m x 3.95m max (13'10" x 12'11")

Bathroom - 1.79m x 2.25m (5'10" x 7'4")

Internal Garage - 6.13m x 3.95m (20'1" x 12'11")



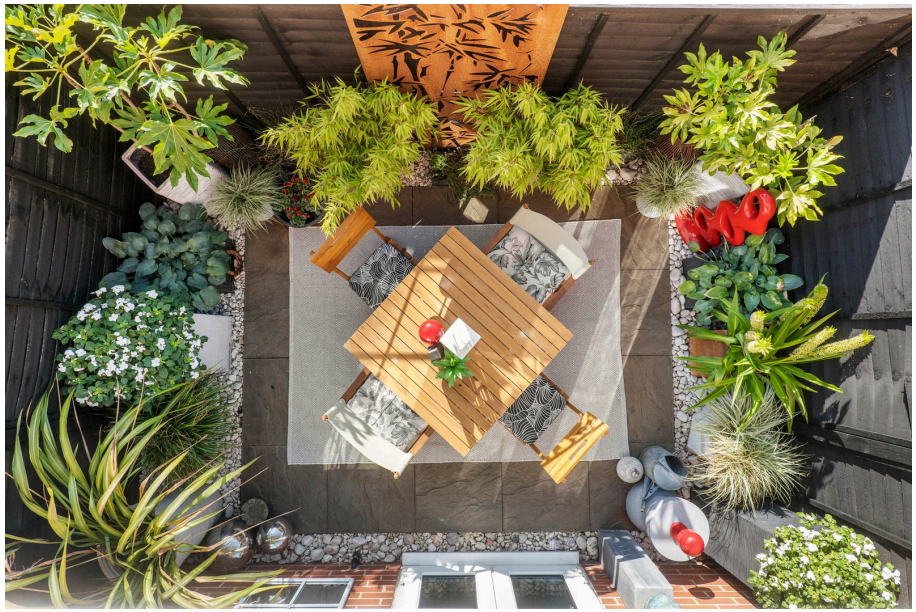


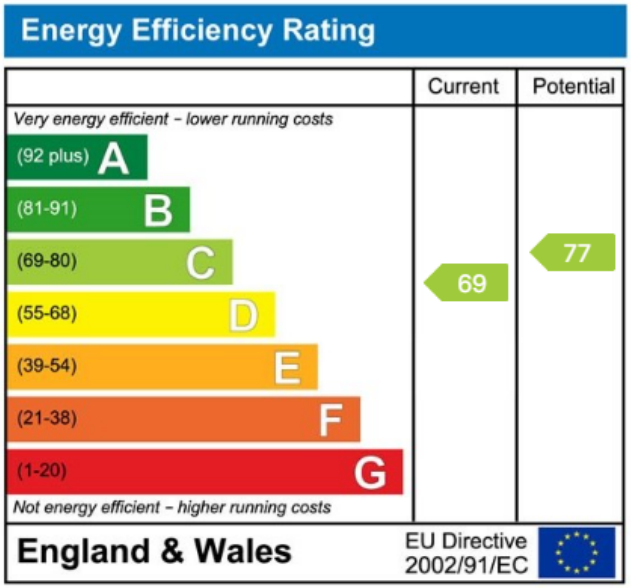


Total area: approx. 72.6 sq. metres (781.8 sq. feet)

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.

- Sought after Location
- Garage & Parking
- Potential to add further value with garage conversion
- Walking distance to Town and Local Amenities
- South-Westerly facing Balcony and Garden
- Well Maintained





tel: 01905 612266 worcester@allanmorris-worcester.co.uk www.allan-morris.co.uk