



# For Sale

£175,000 Freehold

Byfield Rise, Worcester

3 Bedroom Town House

Rental Yield: 5.14%

Martin & Co Worcester  
45 Foregate Street, Worcester, Worcestershire, WR1 1EE  
01905 619890  
worcester@martinco.com



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**Accuracy:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

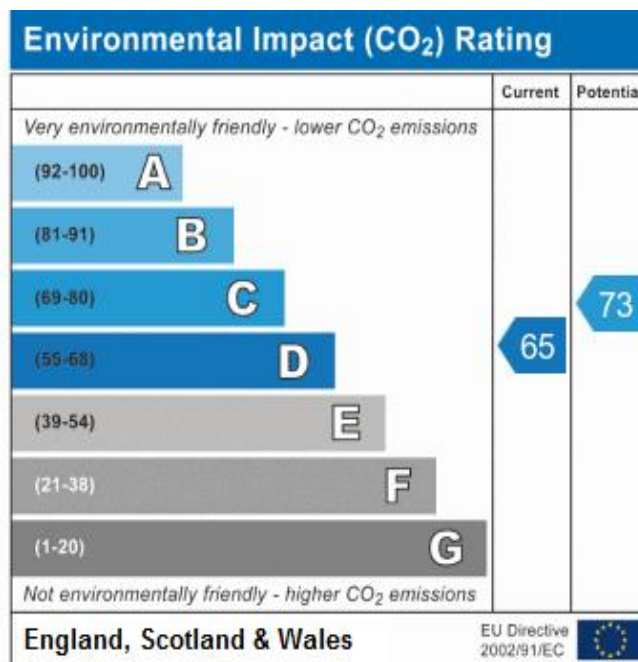
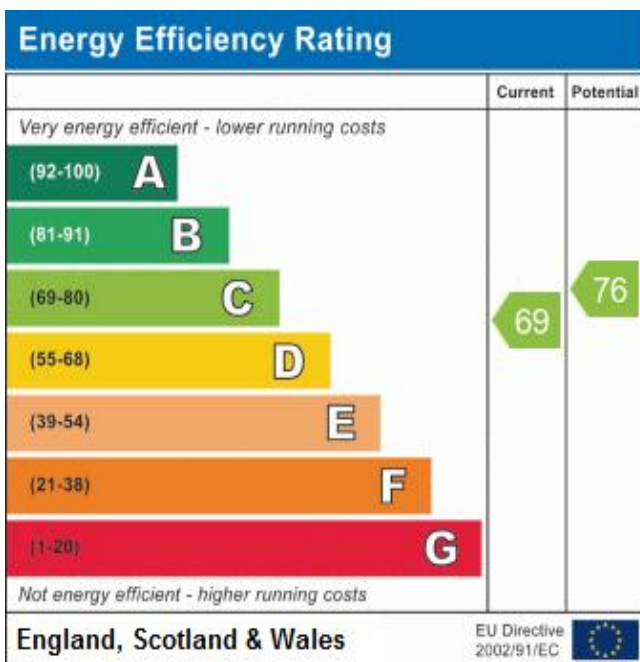
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Three storey mid-terraced town house in a convenient location for the city centre and Shrub Hill Station. This family home has three double bedrooms, each with fitted wardrobes, one of which is on the ground floor, large lounge/dining room, fitted kitchen, family bathroom with a shower over the bath and a ground floor shower room.

Further benefits include enclosed rear garden, integral single garage and gas fired central heating.

This is an ideal first purchase/investment property which would benefit from redecoration and a general upgrade.

- Family Home
- Fully Fitted Kitchen
- Close to City Centre
- Gas Central Heating
- Family Bathroom
- Allocated Parking
- Integral Garage
- Double Glazing
- EPC Rating: C



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Room Dimensions:-

LOUNGE 16' 03" x 14' 09" (4.95m x 4.5m)

KITCHEN 9' x 8' 09" (2.74m x 2.67m)

MASTER BEDROOM 14' 10" x 12' (4.52m x 3.66m)

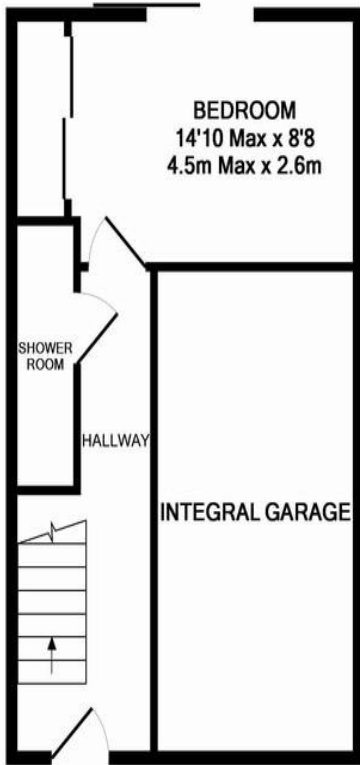
BEDROOM 2 14' 10" x 8' 8" (4.52m x 2.64m)

BEDROOM 3 13' 04" x 8' (4.06m x 2.44m)

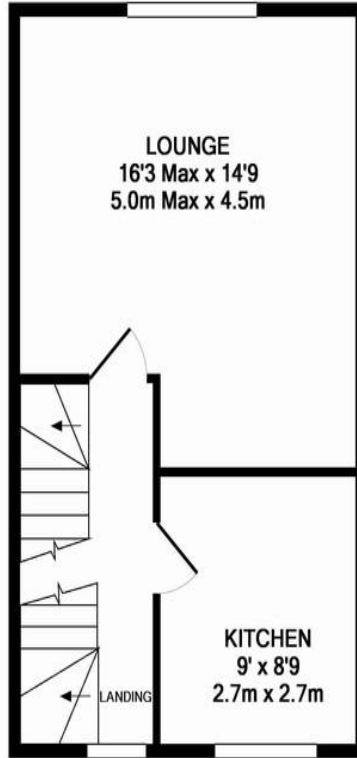
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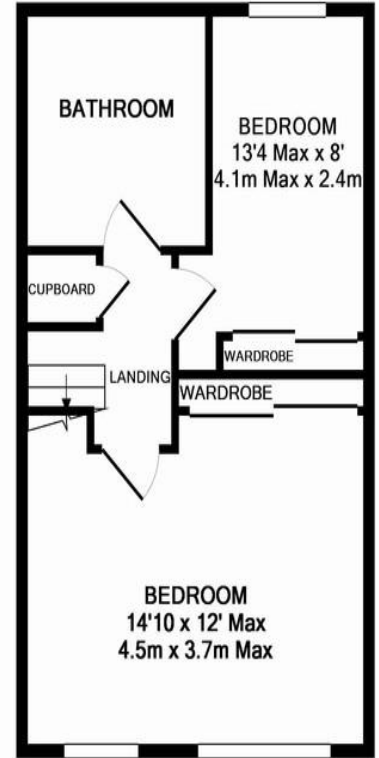
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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