

FOR SALE



Lavender Road, Barbourne, Worcester, WR3 7AE

2 Bedrooms, 1 Bathroom, Terraced House

£300,000

MARTIN&CO



- Mid-terraced Victorian house
- Freehold tenure
- Approximately 950sqft
- 2 double bedrooms
- Large shower room
- 2 reception rooms
- Fitted kitchen
- Rear hall & Toilet
- Council tax band B
- EPC rating band E
- Opposite Gheluvelt Park

This freehold Victorian mid-terraced house is situated in a desirable location opposite Gheluvelt Park, having good local amenities and being convenient for the facilities of the City Centre and M5.

The house offers spacious accommodation of approximately 950sqft, comprising: a lobby; hallway; lounge; family room; fitted kitchen; rear hall; toilet; small landing; two double bedrooms; side landing; and a large shower room.

In addition, the property benefits from PVC double glazing, gas-fired central heating and long gardens to both front and rear offering potential to create off-road parking and space for a garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR

LOBBY 1.22m x 0.89m (4'0" x 2'11")

HALLWAY 3.24m x 0.89m (10'7" x 2'11")

LOUNGE 4.14m x 2.76m (13'7" x 9'1")

FAMILY ROOM 3.78m x 3.51m (12'5" x 11'6")

FITTED KITCHEN 3.78m x 2.20m (12'5" x 7'2")

REAR HALL 1.76m x 1.14m (5'7" x 3,9")

TOILET 1.70m x 0.70m (5'7" x 2'3")

FIRST FLOOR

SMALL LANDING 0.78m x 0.66m (2'7" x 2'2")

BEDROOM ONE 3.79m x 3.41m (12'5" x 11'2")

SIDE LANDING 4.57m x 0.80m (15'0" x 2'7")

BEDROOM TWO 3.54m x 2.73m (11'7" x 8'11")

LARGE SHOWER ROOM 3.78m x 2.23m (12'5" x 7'3")

OUTSIDE

GARDENS

The property stands in a good sized plot with long gardens to front and rear.

PARKING

The parking is currently on street. However, there is an access drive to the bottom of the rear garden, which provides space for off-road parking or the erection of a garage, subject to planning permission.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metreox ©2025.

Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.