





## Waterworks Road, Worcester, WR1 3EZ

Offers Over £375,000

3 1 2



An opportunity to purchase a stunning riverside period home located in the popular Barbourne area with spectacular views. It benefits from being next to Gheluvelt Park which leads on to Worcester Race Course and stunning walks along the river into town. The property has three bedrooms, two reception rooms, bathroom, kitchen and w/c. Mooring and fishing rights are also included. Viewing is recommended to appreciate the size and location.







Waterworks Road, Worcester

Ground Floor



First Floor



Second Floor



Total Area Approx  
1328 Sq M  
14240 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

