



Offers In Excess Of £335,000

3 Bedroom Terraced House for sale  
32 Fort Royal Hill, Worcester







## Overview

Fabulous Fort Royal Hill!

Victorian Three Double Bedrooms in this large terrace home, one of four in total, on the edge of Fort Royal Park. Ewe even have your own private gate into the Park!

Thoughtfully modernised, keeping all the character, with the 21st century lifestyle, this is ideal for Worcester City living. High ceilings, feature fireplaces, a wood burner, kitchen/dining area, utility room, cloakroom, south west facing garden, are all packed into this offering.

## Key Features

- Central Worcester location
- Gate access into Fort Royal Park
- Original Features
- Log Burner
- Modernised Throughout
- Flexible living spaces
- Home office/ playroom
- Utility Room
- South West Facing Enclosed Garden

















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Double Glazed throughout, the present owners, refurbished the front windows, to retain the original unique frame design.

Reaching the property, up 6 raised steps, you find the original Victorian tiled, entrance porch. It's rare that one like this has survived!



Before you open the door, take a breath! - EWE can see all down into the city below.

On the ground floor, EWE have three gorgeous receptions rooms, designer kitchen, utility room and downstairs cloakroom.

The front reception has the large bay window, wood burner, wooden floors and the street outlook.

The hallway and stairs open up in the middle of the two receptions,



providing extra storage and a light open hall and landing space.

The second reception presently used as a study, with French doors into the garden, is a flexible space, with many functional options.

To the rear, you have the large light dining room and Howdens designed, double- galley chef's kitchen.

From here, there is the utility room, door to the garden and downstairs cloakroom, all recently updated.

Back in the hallways, up the double turn stairs, the landing is light and airy, leading to your right to the front, large double bedroom. This has a feature fireplace, two updated character windows and space for a queen size bed without seeming filled!

The second double bedroom, also with a feature fireplace, has views over the park. The present owners changed the bathroom to a modern high specification shower room. At the end of this hall is the third double bedroom, presently used as a second study, also with stunning views over the park and the Malvern's.

The South west facing garden has been paved, surrounded with shrubs and a grapevine, for low maintenance, however, if it's green space you need, with your private gate into the park, there is lawn and play areas abound, at your fingertips.

Updated with modern gas central heating, double glazing and high specification throughout, this is ready for EWE to move in at the turn of a key!

### **Reception Room**

14' 11" x 11' 7" (4.55m x 3.55m)

### **Study/Family Room/Play Room**

11' 7" x 11' 5" (3.55m x 3.48m)

### **Dining Room**

11' 6" x 9' 9" (3.53m x 2.98m)

### **Kitchen**

9' 9" x 7' 2" (2.98m x 2.20m)

### **Utility Room**

6' 2" x 5' 5" (1.90m x 1.66m)

### **Downstairs Cloakroom**

5' 5" x 3' 5" (1.66m x 1.06m)

### **Bedroom 1**

14' 9" x 12' 7" (4.52m x 3.86m)

### **Bedroom 2**

11' 7" x 11' 5" (3.55m x 3.48m)

### **Shower Room**

22' 7" x 6' 7" (6.90m x 2.01m)

### **Bedroom 3**

12' 0" x 9' 9" (3.67m x 2.98m)



# Floorplans

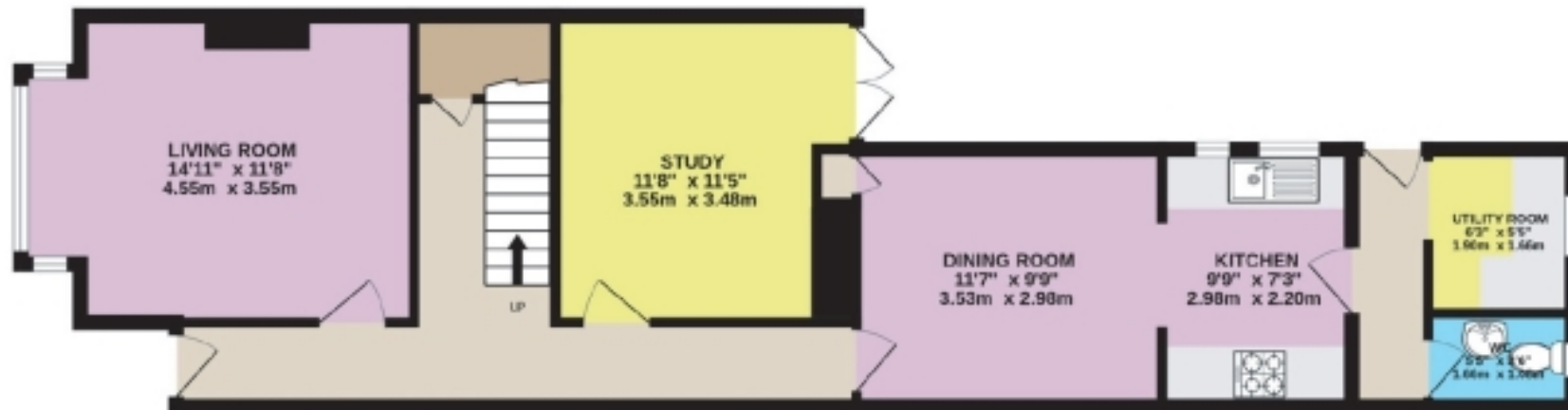


## Fort Royal Hill, Worcester, WR5

APPROX. GROSS INTERNAL FLOOR AREA 1399 SQ FT 130 SQ METRES

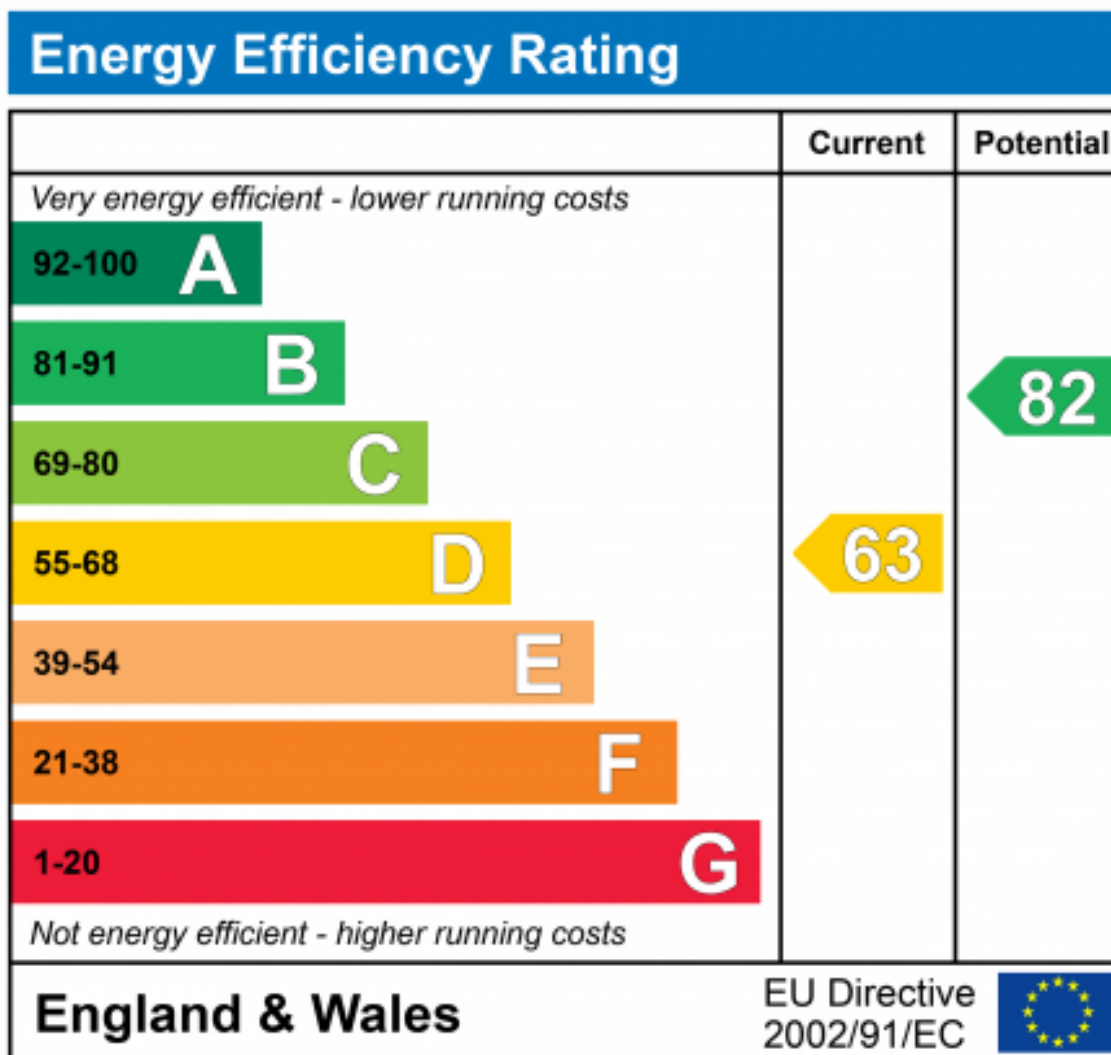


FIRST FLOOR



GROUND FLOOR

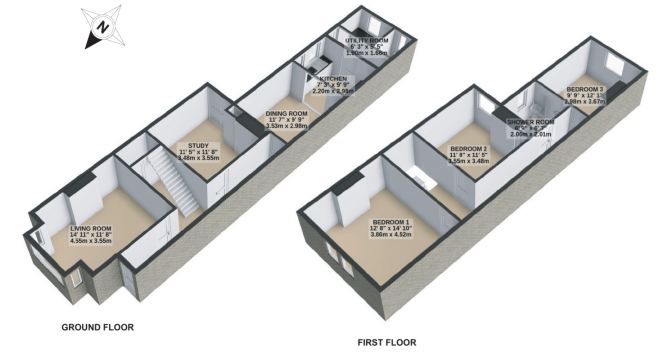








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