



## 40 Lowell Street

### Worcester

A fantastic opportunity for first-time buyers and investors alike, this two-bedroom Victorian terraced home is ideally situated in the ever-popular Arboretum area, within easy walking distance of the city centre.

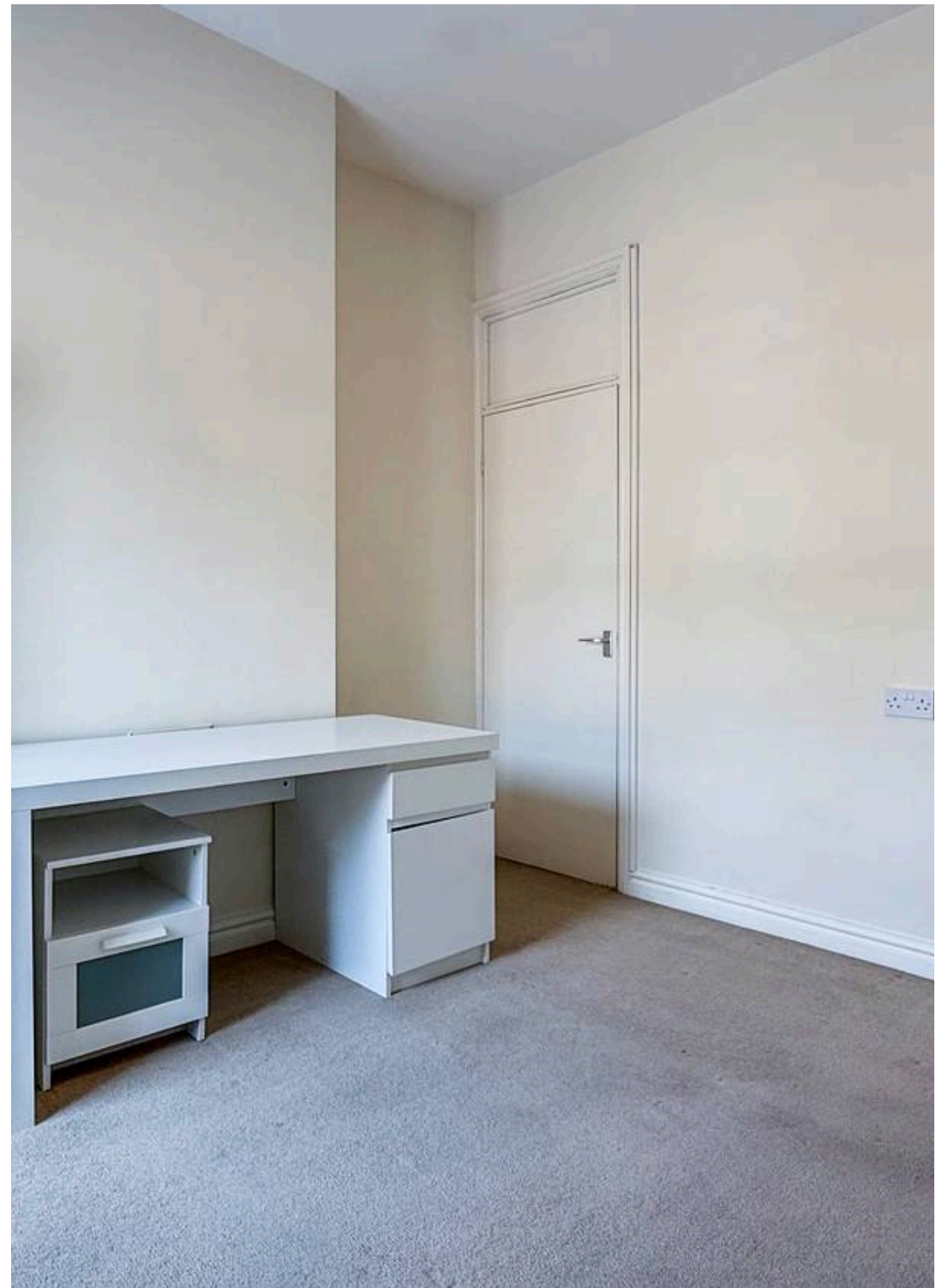
The property enjoys a sought-after position backing directly onto the canal, offering attractive views and a peaceful setting, while still benefiting from excellent access to local amenities, transport links, and Worcester City Centre. Internally, the accommodation comprises two good sized bedrooms, an upstairs family bathroom, comfortable living space, and a kitchen with access to the enclosed rear garden. The area benefits from a residents parking permit scheme.

Previously let as a successful rental property, the home offers investment potential with an estimated gross rental yield of around 5%. Equally, it presents an ideal opportunity for first-time buyers looking to put their own stamp on a property. While some cosmetic updating would enhance the home, it offers plenty of potential to create a fantastic residence in a desirable location. No onward chain.

FREEHOLD

Council Tax Band B - Worcester Council

EPC Energy Efficiency Rating: C





#### Agents Notes

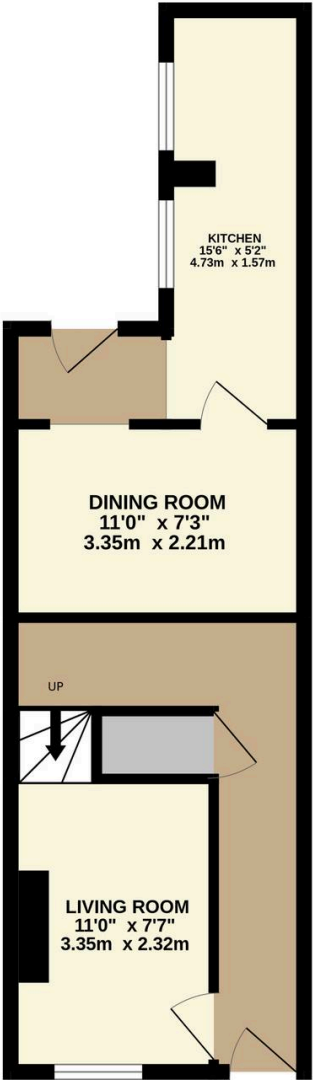
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

#### General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



GROUND FLOOR



1ST FLOOR

