



264 Northwick Road, Worcester, WR3 7QT
Offers over £300,000

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Philip Laney & Jolly are delighted to offer to the market this three bedroom semi-detached family home situated in the highly popular area of Northwick just North of the City Centre and within close proximity to reputable local schooling and a range of amenities.

The property invites cosmetic upgrading but has been very well maintained by the current vendors and comprises of entrance hall, living room with feature fireplace and bow window to the front, dining room with sliding doors to the rear garden and kitchen with wall and base units and space for appliances.

To the first floor are three family sized bedrooms with bedroom one and two both benefiting from built in wardrobes. Family bathroom with modern suite comprising walk in shower, wash hand basin atop vanity unit and low level WC.

To the rear is a pleasant garden well enclosed with timber panel fencing with patio seating area and steps leading to lawned area.

The property further benefits from a garage, off road parking, gas central heating, double glazing throughout and is offered for sale with NO ONWARD CHAIN.

Entrance Hall

Obscure double glazed entrance door. Radiator. Ceiling light point. Stairs rising to first floor. Doors off to:

Living Room

Double glazed bow window to the front aspect. Feature fireplace with inset gas fire. Ceiling light point. Radiator.

Dining Room

Double glazed sliding doors to rear garden. Ceiling light point. Radiator.

Kitchen

Obscure double glazed door to the side of the property. Double glazed window to rear aspect. Range of wall and base units with work surface atop. One and a half bowl sink and drainer. Tiled splashbacks. Space for cooker. Space for fridge freezer. Understairs storage cupboard.

Landing

Obscure double glazed window to side aspect. Ceiling light point. Airing cupboard.





Bedroom One

Double glazed window to rear aspect. Built in wardrobes. Radiator. Ceiling light point.

Bedroom Two

Double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Three

Double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom

Obscure double glazed window to rear aspect. Modern suite comprising walk in shower with mains fed shower, wash hand basin atop vanity unit and low level WC. Tiled walls. Heated towel rail. Spot lights from ceiling. Extractor fan.

Rear Garden

Well enclosed with timber panel fencing there is patio seating area with steps leading up to lawn with planted beds. Gated side access.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

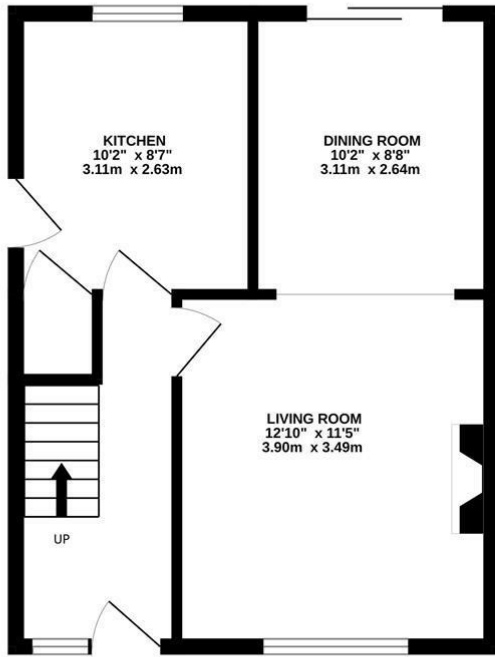
We understand that the property is offered for sale Freehold.

verifying ID

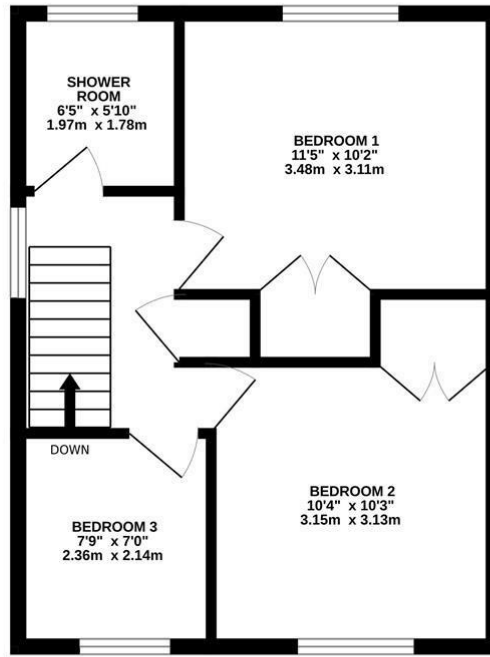
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.



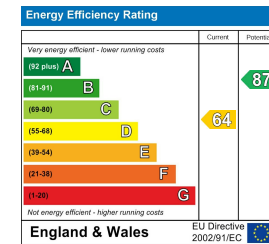
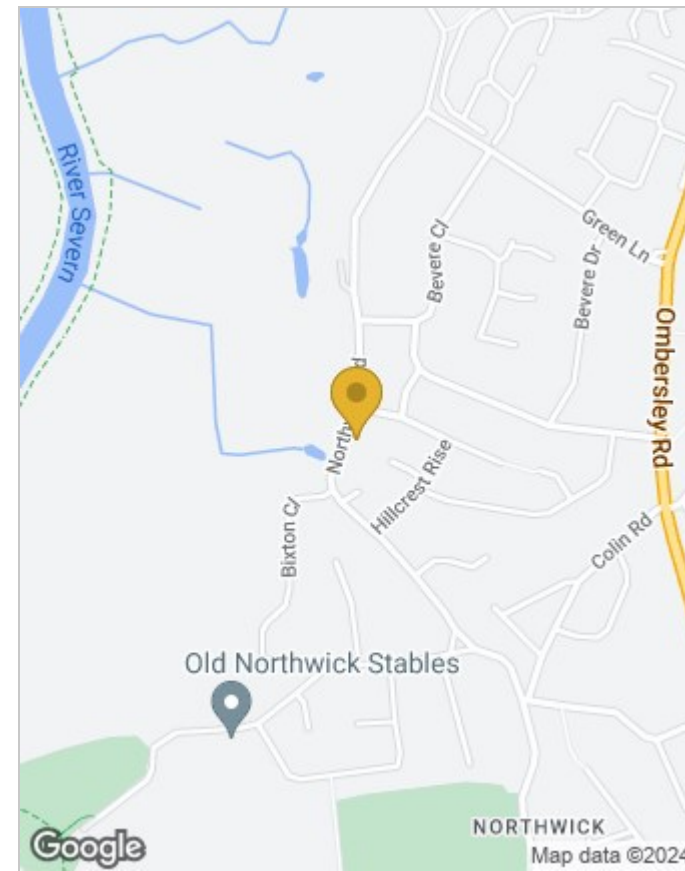
GROUND FLOOR



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.
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Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.