



1 Guildford Close, Worcester, WR5 1QP
Offers over £225,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester welcome to the market Guildford Close, Worcester - an extended property that offers an opportunity for those looking to create their ideal family home. This extended three-bedroom house is situated on a generous corner plot, providing ample space for potential improvements and personal touches.

Upon arrival, you are greeted with off-road parking and a garage and the well-stocked wrap-around garden is perfect for enjoying outdoor activities.

Inside, the property offers a spacious hall, living room, kitchen, conservatory and a convenient utility area with a WC. Upstairs, you will find three bedrooms offering comfortable living spaces, along with a bathroom.

Located in a popular residential area, this property is close to local amenities and with it being offered with no onward chain, this house is ready and waiting for its new owners to make it their own.

Don't miss out on the opportunity to transform this property into your ideal family home. Contact us today to arrange a viewing and start envisioning the endless possibilities that Guildford Close has to offer.

EPC Grade C

Entrance Hallway

Wrap around hallway to front and side with obscure double glazed entrance door and side panels, double glazed window to front aspect. Door to storage area. Utility area with space and plumbing for washing machine. Door to downstairs WC with low level WC. Ceiling light point. Doors to inner hallway, kitchen and the rear garden.

Inner Hallway

Radiator. Ceiling light point. Stairs rising to first floor.

Kitchen

Double glazed window to rear aspect. Wall and base units with work surface atop. Space for cooker and fridge freezer. Stainless steel sink and drainer. Tiled splashbacks. Under stairs storage cupboard. Ceiling light point.

Lounge

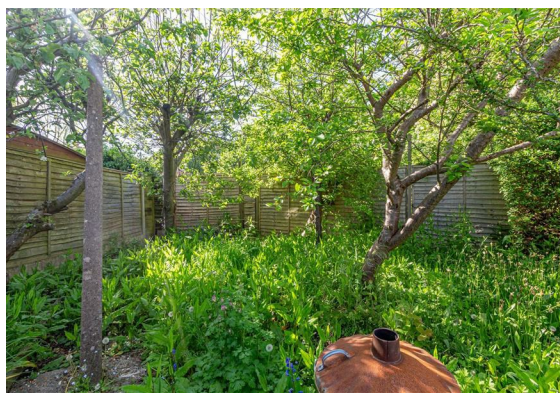
Double glazed window to the front aspect. Radiator. Two ceiling light points.

Conservatory

Double glazed windows around and sliding door to rear garden.

Landing

Double glazed window to side aspect. Ceiling light point.





Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window to rear aspect. Panelled bath with shower over, Pedestal wash hand basin and low level WC. Tiled splash backs. Ceiling light point. Radiator.

Outside

The property benefits from a generous plot with a well stocked garden to the front which wraps around the side to the rear with block paved and patio seating areas. Gated side access.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

Parking

Parking for the property is via the driveway and there is also a garage to the property.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

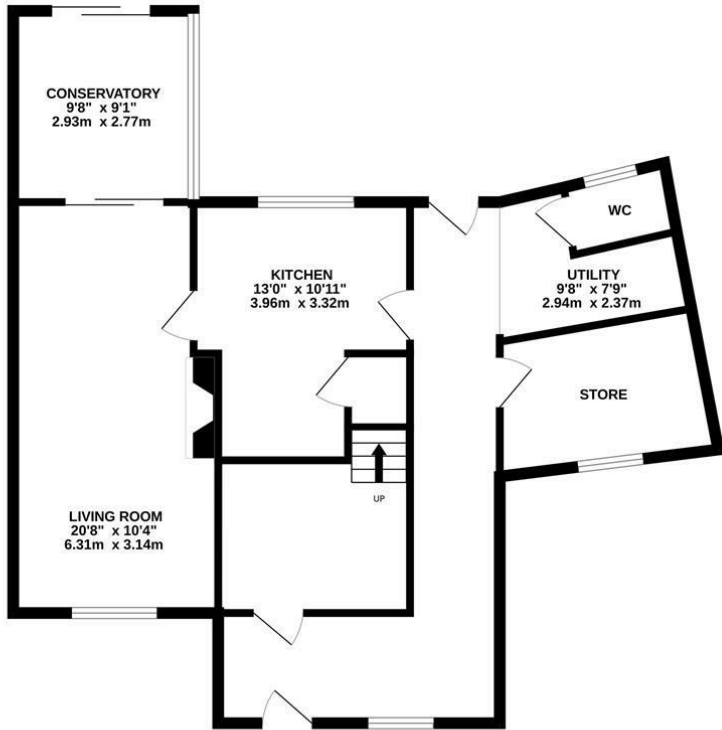
Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

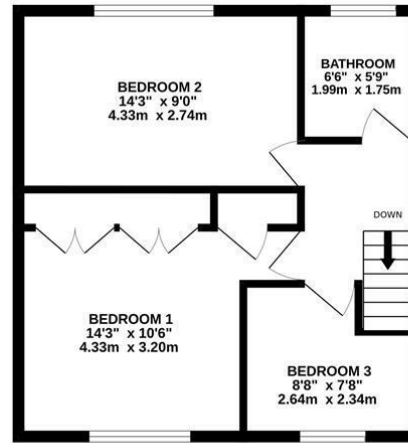
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

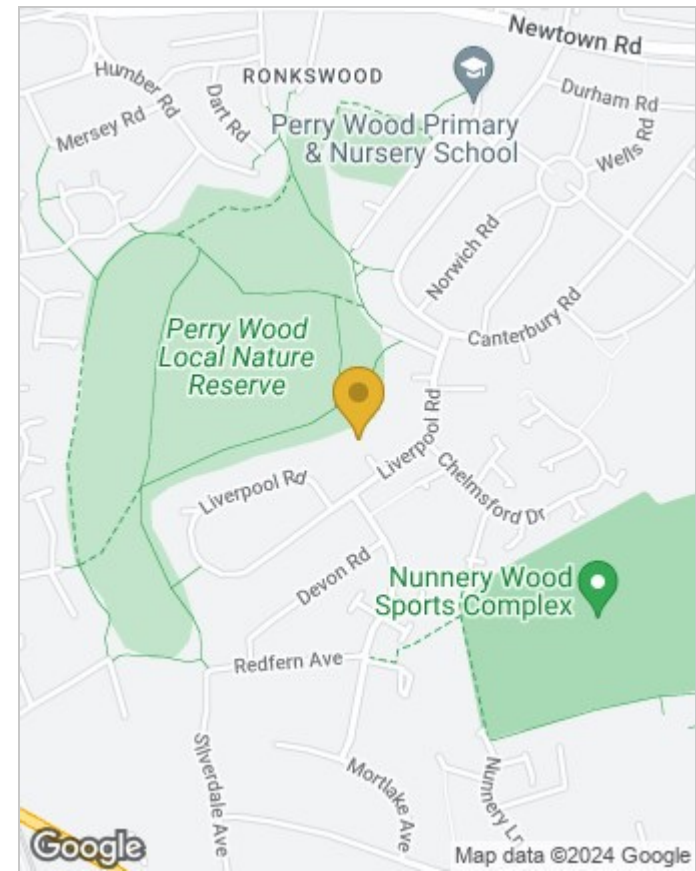


1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.