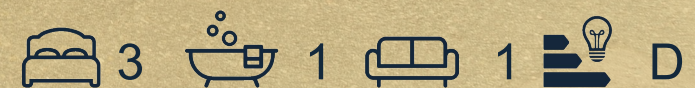




117 Columbia Drive, Worcester, WR2 4XX
Guide price £400,000



Philip Laney & Jolly Worcester welcome to the market this charming detached bungalow located on Columbia Drive in Worcester. This well-presented property offers an open plan living/dining room, three bedrooms, and a bathroom, making it an ideal home for a family or those looking for extra space.

Situated in the popular residential area of Lower Wick, this bungalow offers easy access to local amenities, bus stops, and shops, ensuring convenience for its residents. The accommodation includes an entrance hall, a spacious 'L' shaped living dining room with a lovely view of the well maintained tiered private rear garden and the meandering Laugherne brook.

In addition to the three bedrooms, there is a kitchen, utility room, and a garage, providing ample space for storage and daily living. The property also features double glazing, gas central heating, a front garden and off-road parking, adding to the convenience of this lovely home.

With no onward chain, this detached bungalow is ready to welcome its new owners to enjoy the peaceful surroundings and comfortable living spaces it has to offer. Don't miss the opportunity to make this property your own and experience the joys of living in this desirable location in Worcester.

EPC Grade D Council Tax Band E Tenure - Freehold.

Entrance Porch

Upvc obscure double glazed door with side panel, ceiling light point and tiled floor. Obscure double glazed door with side panel to:

Hallway

Doors to all rooms, radiator, two ceiling light points. Storage cupboard with hanging rail and shelving. Airing cupboard housing Worcester Bosch boiler.

Living/Dining Room

L' shaped room with double glazed patio doors overlooking and opening to the rear garden. Stone hearth with electric fire inset, two radiators and two ceiling light points.

Kitchen

Double glazed window to front aspect. A range of matching wall and base units with worksurfaces over. Space for fridge/freezer, space for electric cooker, ceiling light point, tiled splash backs, vinyl flooring and radiator. Obscure window and door to Living Room.

Utility Room

Double glazed window to the front aspect, work surfaces, space and plumbing for washing machine, ceiling light point, vinyl flooring and door to Garage.

Garage

Up and over door, power and lighting.

Bedroom One

Double glazed window to the rear, radiator and ceiling light point.

Bedroom Two

Double glazed window, radiator and ceiling light point.

Bedroom Three

Double glazed window to the front aspect, radiator and ceiling light point.

Bathroom

Obscure double glazed window to the side. Panelled bath with shower attachment, pedestal wash hand basin, low level W.C. Tiled walls and ceiling light point.

Rear Garden

Laid to lawn with steps leading to tiered gravelled areas. The rear garden overlooks the Boughton Golf Course and meandering Laugherne Brook.

Access to side leading to the front garden. Front garden is laid lawn with drive providing parking and access to the garage.





COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E
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).

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.

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

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.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

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 to the front with private driveway and garage.

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>

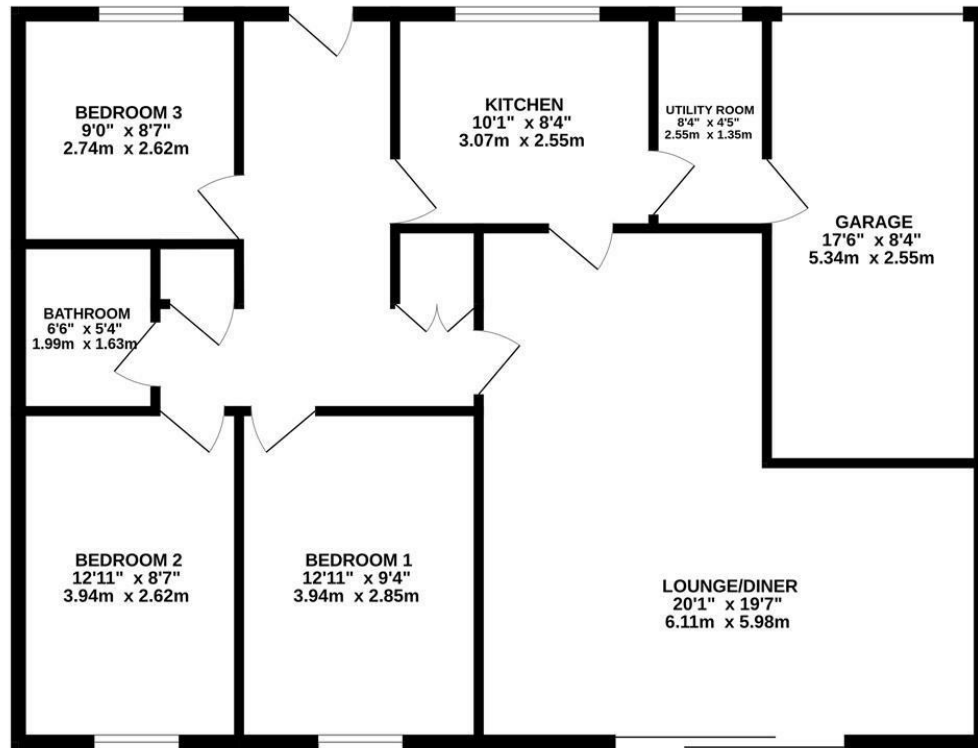
Broadband

We understand currently Ultra fast full fibre Broadband is available at this property.

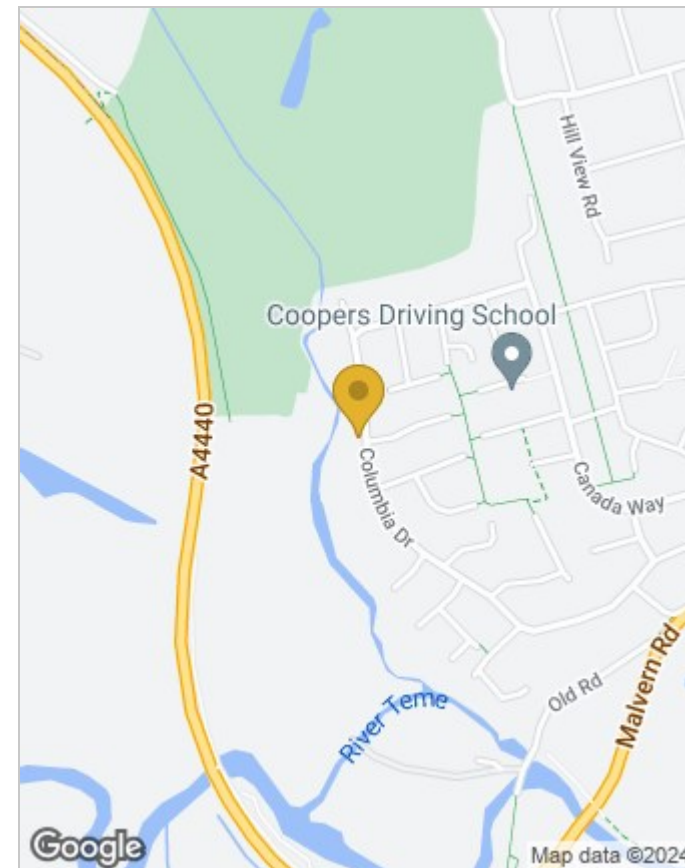
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10	A		
11-15	B		85
16-20	C		
21-25	D	66	
26-30	E		
31-35	F		
36-50	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.