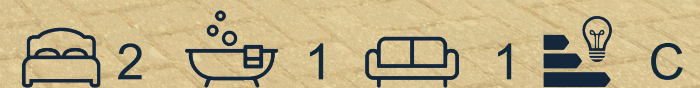




33 Windmill Close, Worcester, WR1 3HH
Guide price £195,000



Philip Laney & Jolly Worcester offer to the market 33 Windmill Close. Nestled in the charming Windmill Close development, Worcester, this delightful two bedroom over 60's retirement bungalow offers a unique opportunity for those seeking a property near the city centre. Renovated to a high standard by the current owners this property boasts double glazed windows and doors, private garden seating area, a refitted kitchen, a modern shower room, new wooden flooring and oak doors throughout. The property is surrounded by well maintained communal gardens, parking area and benefits further from a resident warden who can be notified of any emergency if required, while having additional facilities including a communal lounge, laundry/utility room plus a guest bedroom with an ensuite that can be hired.

This bungalow exudes unique comfort and style, making it a perfect retreat for those looking to downsize or enjoy their retirement in a peaceful setting. The renewable 999-year lease provides security and peace of mind to the new owners.

With its prime location and impeccable finish, this property is an ideal investment and a viewing is highly recommended to fully appreciate the charm and convenience this bungalow has to offer.

Entrance Hall

Glazed front door, tall electric radiator, four chrome spot lights, access to fully boarded and insulated loft space, smoke alarm. Access to all rooms

Living Room

Oak door opens to a light and inviting living area enjoying private access to the garden seating area and well maintained communal gardens. Quality wood effect flooring, double glazed patio door with side panels, TV aerial, thermostatically controlled electric radiator, six ceiling spot lights and emergency pull cord

Kitchen

Fitted with contemporary white gloss wall and base units, worksurfaces over, one and half sink with waste disposal, Zanussi hob, Extractor over, built in multifunction Bosch oven, separate microwave and grill, space for fridge freezer, integrated Bosch dishwasher. Extra wide storage draws with stainless steel shelf above. Double glazed window to the rear and double glazed door opening to the rear, wood effect flooring. Store/utility cupboard that has space and plumbing for washing machine, tumble dryer, power, consumer box and shelving.

Bedroom One

Double glazed window to the front aspect, basin inset to vanity unit, shaver point, wood effect flooring, four ceiling spot lights and built in wardrobes.

Bedroom Two

Double glazed window to the front, wood effect flooring, ceiling strip light and built in wardrobe.





Shower Room

Contemporary waterproof insulated cladding, shower cubicle with Mira shower, basin and WC inset to modern vanity unit, wide fitting mirror with timer light, built in storage cupboard, tiled floor, shaver point, chrome heated towel rail and three ceiling spot lights.

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).

Services

Mains electricity, 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.

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.

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.

Broadband

We understand currently Ultrafast 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>

Parking

Parking for the property is unallocated within the parking area for residents.

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>

Tenure leasehold

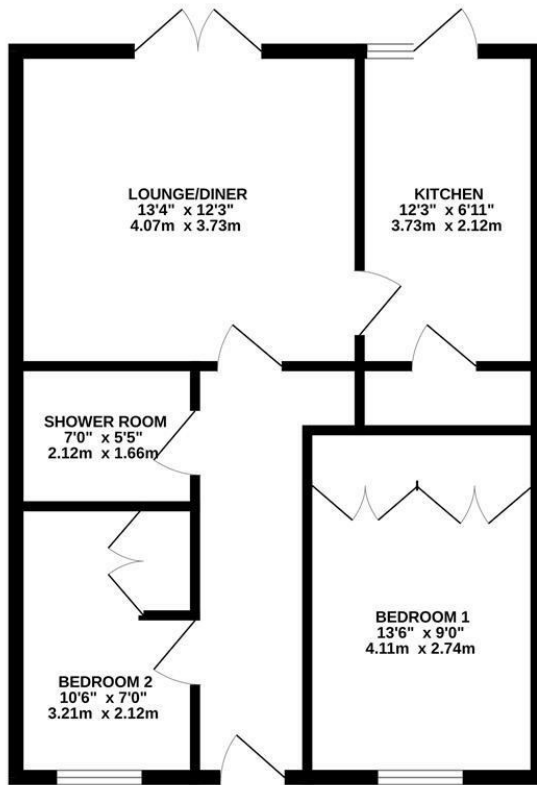
We understand (subject to legal verification) that the property is Leasehold.

The current lease is a 999 renewable lease

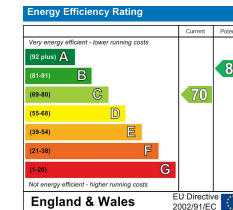
Service Charge is £502.48 per quarter



GROUND FLOOR



While 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.