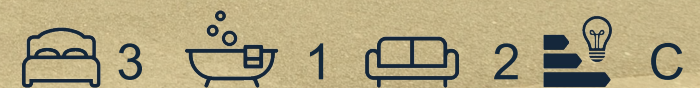




10 Chacewater Crescent, Worcester, WR3 7AN  
Offers over £400,000



Philip Laney & Jolly Worcester are delighted to offer to the market 10 Chacewater Crescent. Nestled in the desirable North Worcester area this charming and much improved detached bungalow combines comfort and convenience with newly fitted kitchen, flooring, carpets and recently decorated rooms. This property features a spacious and light living room, three generous size bedrooms, kitchen diner, WC and a fitted bathroom, offering ample space for a relaxed lifestyle.

The three well-proportioned bedrooms provide generous accommodation, ensuring everyone has their own personal space. Each room is thoughtfully designed to maximize comfort and functionality. The family bathroom is conveniently located and combines practicality featuring modern fixtures and additional storage options to keep everything organized.

Externally, the property includes a generous driveway with access to the garage providing ample parking space for multiple vehicles. The private garden is well stocked with raised borders, perfect for outdoor activities, gardening, or simply basking in the fresh air and sunshine.

Situated in a popular and well-connected location, this bungalow is in close proximity to local amenities, shops, and excellent schools, making it an ideal choice for families. The friendly community atmosphere enhances the appeal of this sought-after neighbourhood. Additionally, being sold with no onward chain streamlines the buying process, ensuring a smooth and efficient transition into your new home.

Don't miss the opportunity to make this charming bungalow your own and enjoy all that North Worcester has to offer.

#### Entrance Hall

UPVC front door opens to the inner hall that offers store cupboard with shelving and rail.

#### Living/Dining Room

Spacious and light room that has recently been decorated and fitted with new carpets. Gas effect fire with tiled surround and hearth. Double glazed window to the front aspect, two ceiling light points and two radiators.

#### Kitchen/Breakfast Room

UPVC window to the rear, door opens to the garden, fitted with brand new wall and base units with worksurfaces over, Neff hob and oven with chrome hood over, integrated Bosch washing machine, recently fitted wood effect vinyl flooring, ceiling light point and two radiators. Five ceiling spot lights and tiled splashbacks.

#### WC

Obscure double glazed window to the side aspect, low level WC and ceiling light point.

#### Inner Hall

Access to the loft, ceiling light point and thermostat .

#### Garage

Obscure double glazed window to the side aspect, up and over door, ceiling light point and power.

#### Bedroom One

Double glazed window to the front aspect, built in wardrobes, dressing table and bedside cabinets. Ceiling light point and radiator

#### Bedroom Two

Double glazed window to the rear aspect, built in wardrobes, radiator and ceiling light point.

#### Bedroom Three

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

#### Bathroom

UPVC double glazed window to the rear aspect, walk in panelled bath with mobility assist seat and Mira shower over. Low level WC and wash hand basin inset to vanity unit, contemporary wall tiles and recently fitted vinyl flooring.





#### Front Of Property

Driveway provides parking to the front with access to the garage. Additional mature borders. Gated side access leads to:

#### Rear Of Property

Initial patio area with the remaining garden enjoying well stocked raised borders and mature flower beds. Enclosed by timber panel fencing, quality shed and outside tap and lighting.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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).

#### Broadband

We understand currently Superfast 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>

#### 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>

#### Parking

Parking for the property is to the front of the property with off road parking and garage.

#### 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.

#### 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.

#### 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

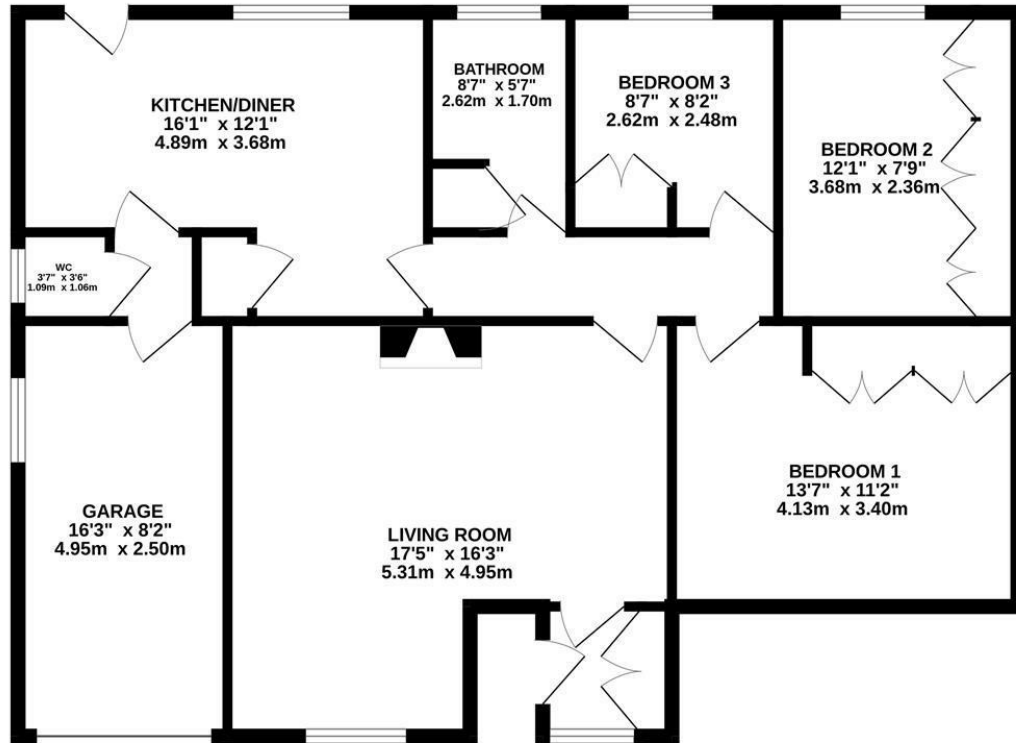
We understand subject to legal verification that the property is offered for sale Freehold.

#### Verifying ID

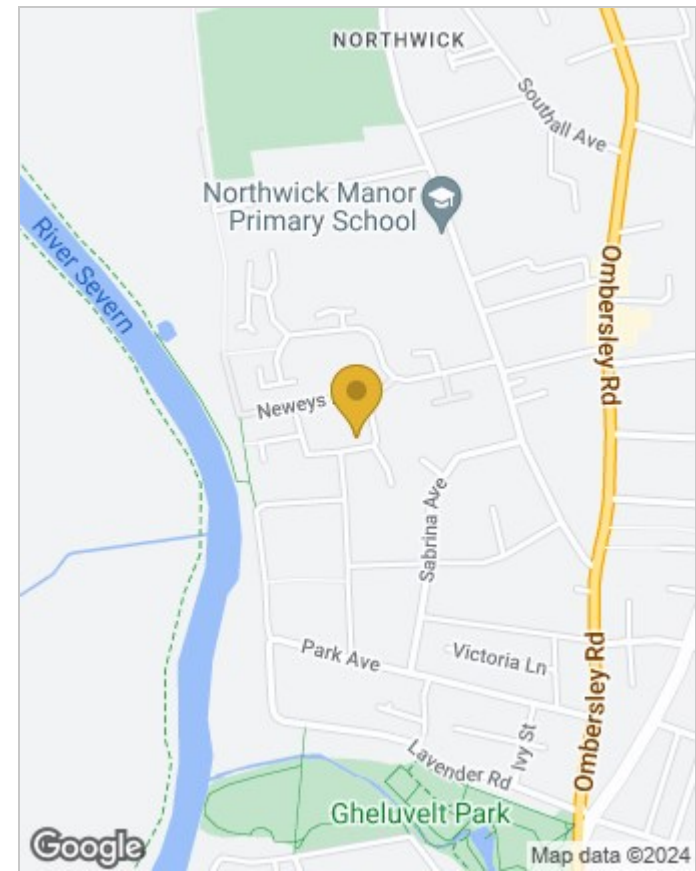
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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



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	Target
Very energy efficient - lower running costs			
02-100	A		
01-91	B		
09-40	C		
05-40	D		
09-04	E		
01-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		71	85
		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.