



4 Chepstow Avenue, Worcester, WR4 0EF
Guide price £500,000



Philip Laney & Jolly Worcester are delighted to present to the market 4 Chepstow Avenue, Berkeley Beverborne - This stunning four double-bedroom, three bathroom home is presented over three floors and is an absolute must view. This Bryant built family home is presented to a high standard throughout and occupies a desirable corner plot with a double garage, offering both space and privacy.

As you step inside, you are greeted by a spacious reception hall that sets the tone for the rest of the property. The ground floor boasts a comfortable living room, perfect for relaxing with family and friends, as well as a modern family dining kitchen where you can create culinary delights. Additionally, there is a convenient utility room that opens to the rear garden.

Making your way to the upper floors, you will find four generously sized double Bedrooms, each offering a peaceful retreat at the end of the day. There is also a large landing making a perfect study area, ideal for those who work from home.

Outside, a double garage provides ample space for parking and storage perfect for guests or larger families.

What sets this property apart is the fact that it comes with NO CHAIN. Don't miss out on the opportunity to own this exceptional home in a sought-after location. Contact us today to arrange a viewing.

Entrance

Obscure double glazed door opens to:

Hall

Fuse box, radiator, travertine tiled floor, ceiling light point, smoke alarm and glazed double doors to dining area.

WC

Obscure double glazed window to the front aspect, basin with shelving under, radiator and low level WC

Dining Room

Two double glazed windows to the front, radiator, travertine tiled floor and ceiling light point.

Living Room

Two double glazed windows to the front. Travertine tiled floor, radiator, wall mounted remote control electric fire. Two ceiling light points. Double glazed patio door with double glazed side panels.

Kitchen

Double glazed window to the rear. Range of wall and base units. Integrated fridge, integrated dishwasher, integrated freezer, bowl and half sink with drainer, extractor over, tiled splash backs and travertine tiled floor. Built in Oven and four ring gas hob. Ceiling Light point

Utility

UPVC double glazed window to rear. Wall and base units, space and plumbing for washing machine and tumble dryer. Radiator and stainless steel sink and drainer. Ceiling light point and travertine tiled floor.

Landing/Study Area

First floor galleried landing
Two double glazed windows to the front, study area with stairs to second floor. Radiator and two ceiling light points.

Bedroom Two

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

Ensuite

Obscure double glazed window to the rear, ceiling light point and radiator.
Tiled walls. Wash hand basin, touch screen mirror. Shower cubicle with rainfall shower.

Bathroom

Obscure double glazed window to the rear aspect. Panelled bath, pedestal wash hand basin and WC. Tiled floor and walls. Ceiling light point and extractor and rainfall shower.





Bedroom Three

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

Bedroom Four

Double glazed to the front radiator and ceiling light point.

Landing to second floor

Second floor stairs leading to the landing with three ceiling light points, smoke alarm and storage cupboard.

Bedroom One

Two double glazed windows to the front aspect, two radiators, built-in storage to eaves. Velux window. Seven chrome ceiling spot lights.

Ensuite Bathroom

Two Velux windows, to the rear aspect, pedestal wash hand basin, low level W.C. ceiling light point and roll top bath freestanding bath with claw feet and shower attachment. Chrome heated towel rail.

Outside

Patio area leads to the lawned area with gravelled border. Patio area to the corner of the garden and enclosed by timber panel fencing.

Double Garage

Two up and over doors, power and lighting. Upvc double door and window to the side.

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.

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.

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : F

Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/259393238>

(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.

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.

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.

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

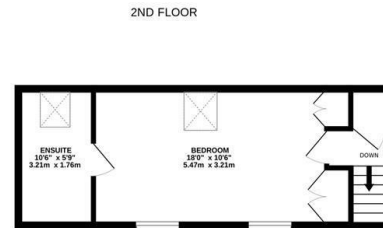
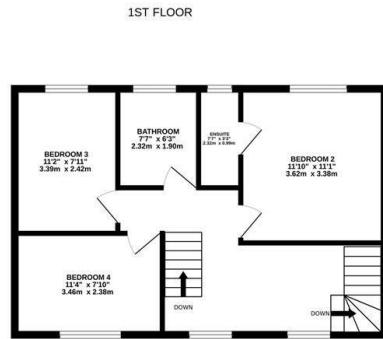
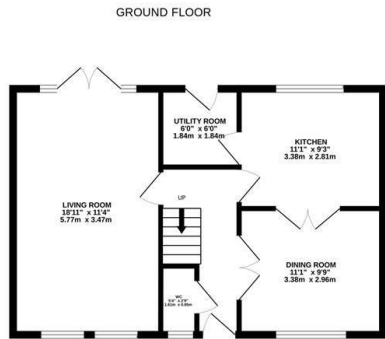
<https://www.openreach.com/fibre-checker>

Mobile Coverage

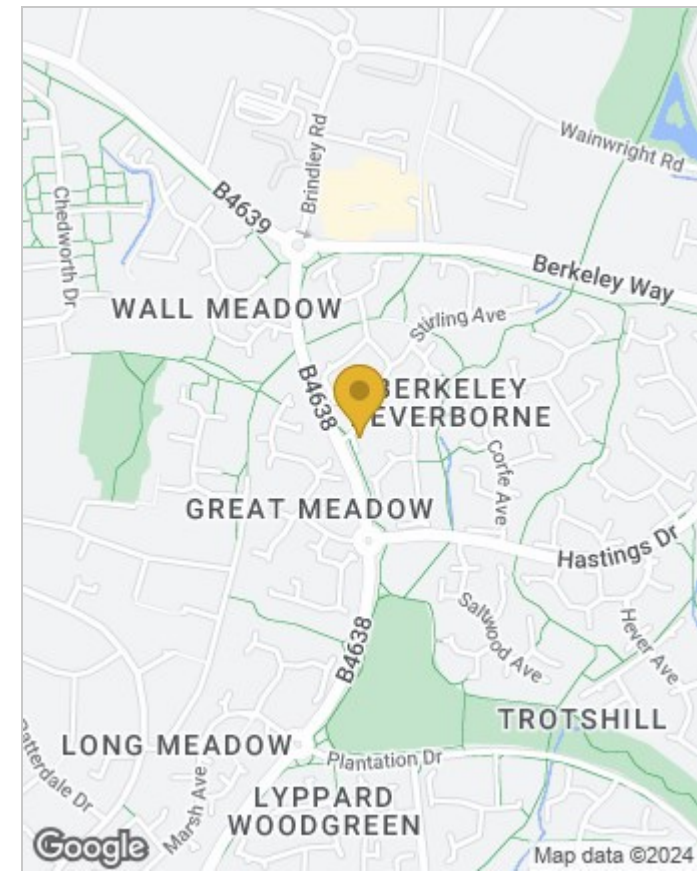
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			