



128 Columbia Drive, Worcester, WR2 4XQ  
Offers over £300,000



Philip Laney & Jolly Worcester welcome to the market a well presented two-bedroom detached bungalow located on Columbia Drive in Worcester. This property occupies a generous corner plot with useful space to the side and rear of the property. The accommodation comprises a spacious living room that opens up to a comfortable conservatory/garden room, perfect for relaxing and enjoying the beautiful landscaped rear garden. The kitchen is well-equipped for all your culinary needs, and the recently fitted bathroom adds a touch of modernity to this classic home.

This bungalow offers ample parking space along with a garage, providing convenience and security for your vehicles. This property offers a peaceful retreat while still being close to local amenities.

Don't miss the opportunity to make this delightful bungalow your own and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing and envision the possibilities that this lovely property holds for you.

#### Entrance

Obscure double glazed door with side panel.

#### Hall

Laminate wood effect flooring, ceiling light point, radiator and loft access hatch. Airing Cupboard with Vailant combi-boiler and shelving.

Utility Cupboard with space and plumbing for washing machine, shelving and coat hooks.

#### Living Room/Dining Room

Double glazed bow window to side. Radiator, laminate wood effect flooring, two wall light points and two ceiling light points. Double glazed doors to Conservatory/Garden Room.

#### Conservatory/ Garden Room

Double glazed door and windows to the rear. Gas effect fire, three wall light points, ceiling light point, wood effect vinyl floor covering.

#### Kitchen

Double glazed window to the rear aspect Pantry cupboard. Wall and base units, space for fridge/freezer, space and plumbing for dishwasher. Bowl and half sink and drainer, worksurfaces, four ring gas hob and gas oven with extractor fan over and seven ceiling spot light points.

#### Bedroom One

Double glazed window to the front. Radiator, ceiling light point and laminate wood effect flooring.

#### Bedroom Two

Double glazed window to front. Ceiling light point, radiator and laminate wood effect flooring.

#### Bathroom

Double glazed to side aspect. Low level W.C. , pedestal wash hand basin, panelled bath with shower over and curtain. Radiator, vinyl floor, four spot lights and part timber clad walls.





#### Outside

Recently landscaped garden with new timber panel fencing, extensive patio surrounded with well stocked beds. Step down to lawned area. Extensive gravelled area to the side with gated access to the front. Outside tap and greenhouse with light.

#### Garage

Single glazed window to the side. Up and over door, power and lighting.

#### 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.

#### 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 :

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.

#### 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.

#### 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

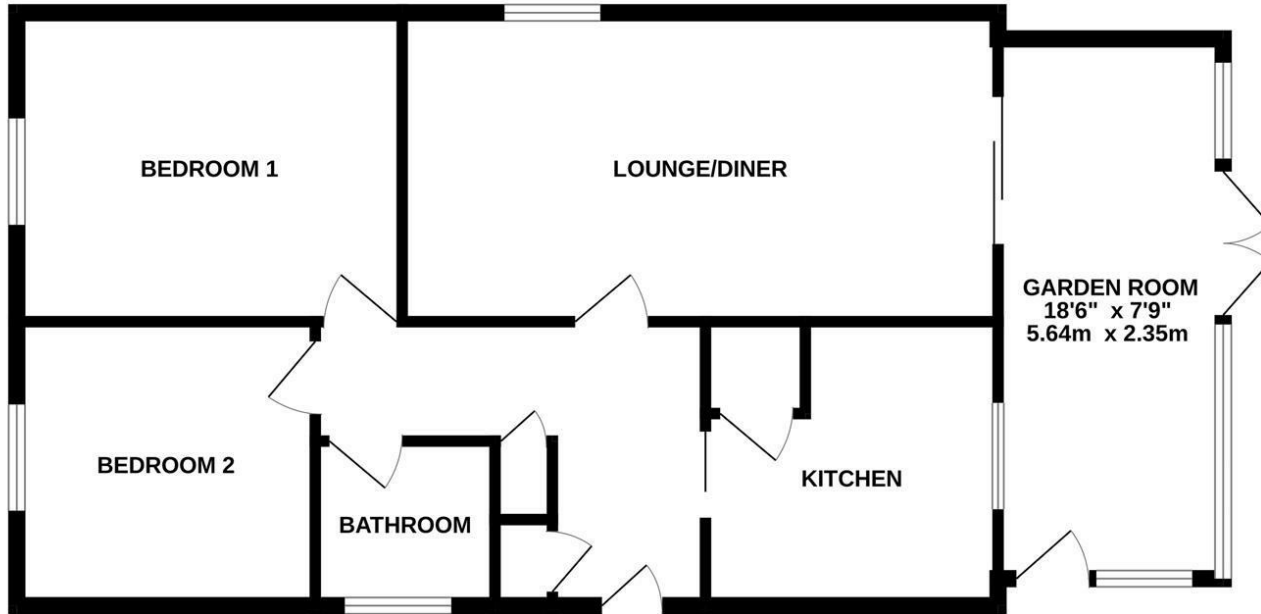
We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

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

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



# 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 plus) A			
(01-01) B			83
(04-09) C			
(05-06) D		67	
(02-04) E			
(01-03) F			
(1-01) 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.