



86 Flag Meadow Walk, Worcester, WR1 1QU
Guide price £220,000

2 2 2 E

A set of icons representing property features: a bed icon with the number 2, a bathtub icon with the number 2, a sofa icon with the number 2, and a lightbulb icon with the letter E.

**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. PLEASE CALL PLJ WORCESTER TO ARRANGE YOUR FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly are pleased to present on Flag Meadow Walk, Worcester - a charming Victorian semi-detached house with great potential! This property boasts two bedrooms, plus a very useful loft room suitable for your individual needs.

Situated in the heart of the city centre, this house offers convenience at your doorstep being within walking distance of the City Centre. Imagine strolling to nearby amenities, shops, and cafes without the hassle of commuting.

Although the property requires some cosmetic upgrading, this presents a fantastic opportunity for you to unleash your creativity and design the home of your dreams. With its classic Victorian architecture and generous layout, the possibilities are endless.

Embrace the character of this Victorian property and turn it into your ideal home.

Lounge

Entrance door. Window to front aspect. Feature fireplace with hearth and surround. Ceiling light point. Radiator. Cupboard under the stairs.

Dining room

Double glazed window to rear aspect. Ceiling light point. Radiator. Stairs to first floor. Door to kitchen.

Kitchen

Ceiling light point. Radiator. Window to the side aspect. Wall and Base units with work surface on top. Stainless steel sink and drainer. Integrated cooker and hob. Space and plumbing for washing machine. Space for fridge. Tiled splashbacks.

Bathroom

Two ceiling light points. Radiator. Obscure double glazed window to the rear. Double glazed window to rear. Wall mounted wash hand basin. Low level WC. Wet room type shower with mains fed shower. Tiled splashbacks.

Landing

Ceiling light point. Doors off to bedroom one and bedroom two.

Bedroom One

Double glazed window to rear. Ceiling light point. Radiator.

En-suite

Obscure double glazed window to rear. Ceiling light point. Radiator. Shower cubicle with mains fed shower. Low level WC. Pedestal washer and basin. Built in storage cupboards. Tiled splashbacks.

Bedroom Two

Window to front. Ceiling light point. Radiator.

Loft Room

Double glazed Velux window. Spot lights. Eaves storage.

Garden

Block paved seating area. Gate leading to lawn area secure with timber panel fencing. Gated side access.





COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

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.

Tenure Freehold

We understand 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.

Parking

Parking for the property is on street parking

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>

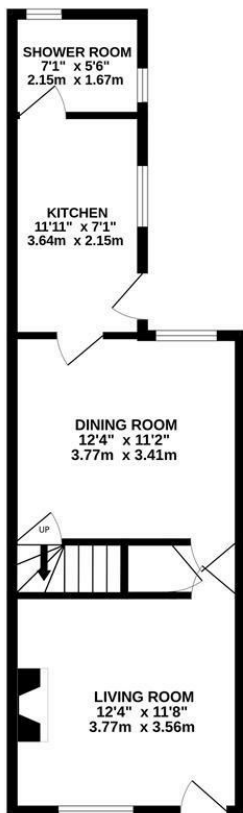
Mobile Coverage

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

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



GROUND FLOOR



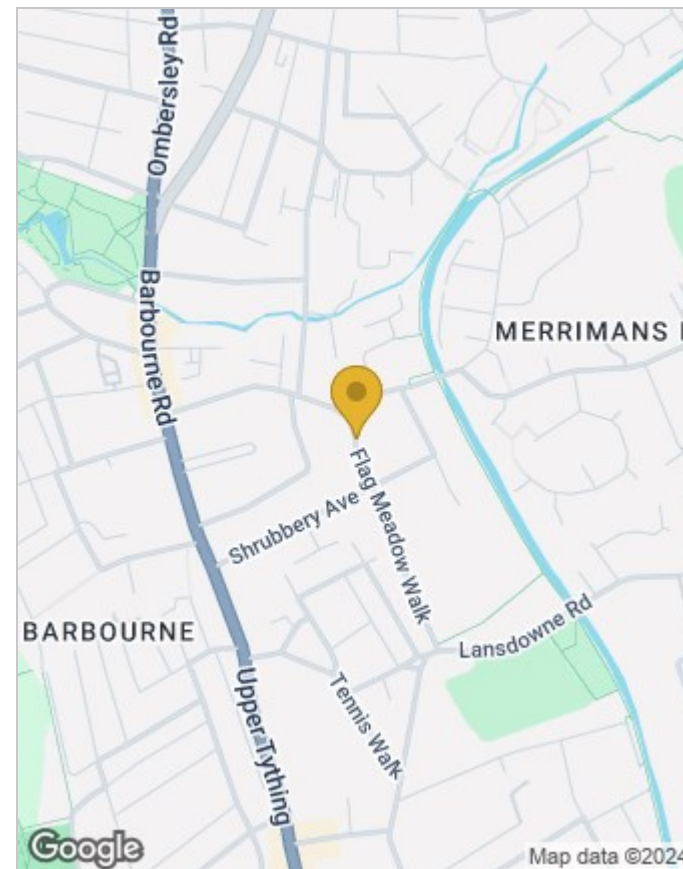
1ST FLOOR



2ND 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			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.