



14 Edgar Street, Worcester, WR1 2LR
Guide price £350,000



Philip Laney & Jolly are delighted to bring to the market this charming four-bedroom four-storey character town house located on Edgar Street next to the Kings School and Worcester Cathedral. Situated within easy walking distance to the City centre, this house offers the convenience of city centre living while still providing a peaceful retreat from the hustle and bustle. The character features throughout the house add a touch of elegance and history, making it a truly unique property.

This delightful Grade II listed property enjoys on the ground floor a pleasant living room to the front, kitchen with a range of integrated appliances and an extra room behind which can be utilised as a dining room.

To the first floor are two bedrooms and the main bathroom with the front double bedroom (currently used as an additional living room) being a generous size. On the second floor are a further two double bedrooms.

A viewing is highly recommended to not miss the opportunity to make this house your home. With its ideal location, ample space, and charming features, this property is a rare find in the heart of Worcester.

Entrance Lobby

Entrance door. Door to living room. Ceiling light point.

Living room

Window to front access with secondary glazing. Ceiling light point. Radiator.

Inner hall

Ceiling light point. Radiator. Stairs rising to first floor. Stairs to cellar.

Kitchen

Heated towel rail. Ceiling lights. Window to rear aspect. Wall and base units with work surface on top. Tiled splashbacks. Integrated hob with extractor over. Integrated cooker and fridge freezer. Space for dishwasher.

Breakfast / Utility Area

Spot lights and ceiling lights. Double glazed orangery type window. Radiator. Storage cupboards with one housing space and plumbing for washing machine and tumble dryer.

Landing

Radiator. Ceiling light point. Stairs rising to second floor.

Living Room/Bedroom Three

Window to front aspect with secondary glazing. Radiator. Wall lights.

Bedroom Four

Window to rear aspect. Ceiling light point. Radiator.

Bathroom

Window to rear aspect. Ceiling light point. Heated towel rail and radiator. Panelled bath. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Extractor fan.





Second floor landing

Ceiling light point. Velux window. Doors off to:

Bedroom One

Window to rear aspect. Radiator. Ceiling light point. Built in wardrobes.

Bedroom Two

Window to front aspect with secondary glazing. Radiator. Ceiling light point. Loft hatch.

Cellar

Spotlights. Shower room. Comprising shower cubicle with electric shower. Low level WC (Saniflo System). Wall mounted wash hand basin. Tiled splashbacks. Ceiling light point.

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).

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 via Residents Permit Spaces with a parking permit available from the council for £30 a year.

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>

Mobile Coverage

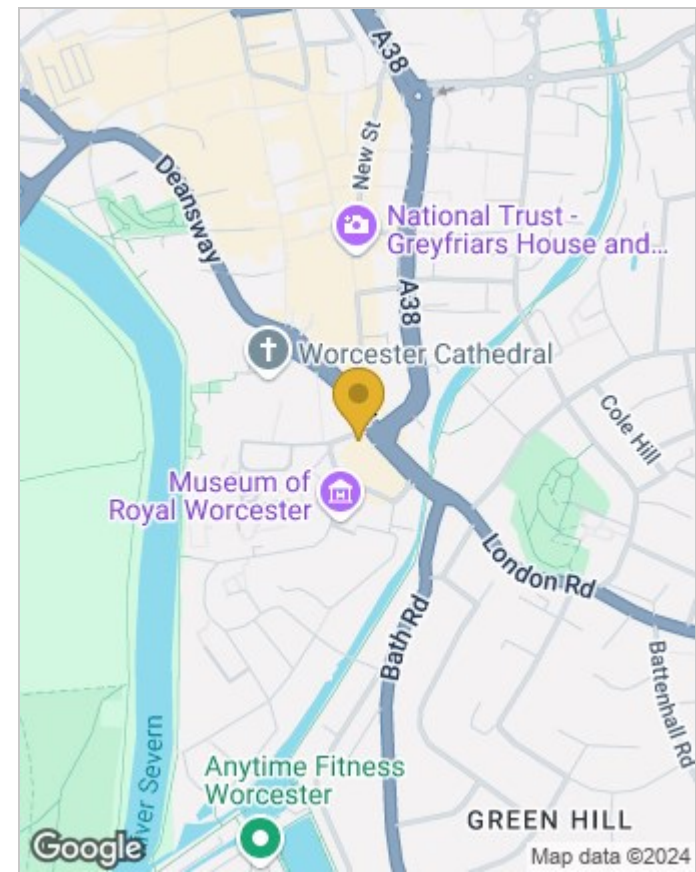
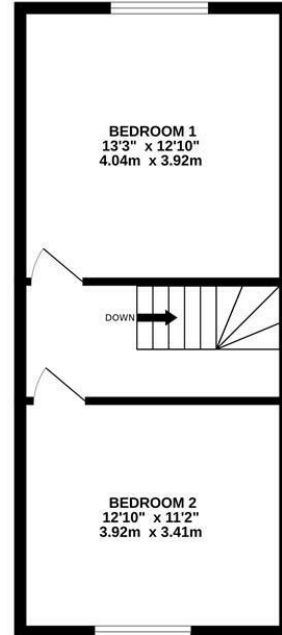
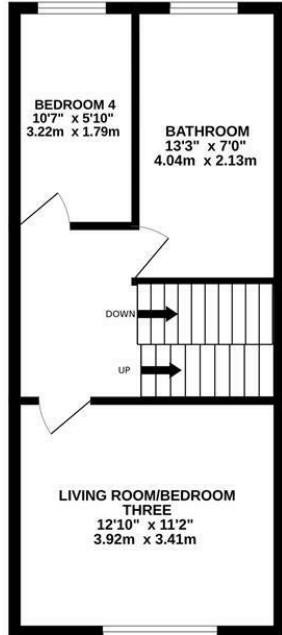
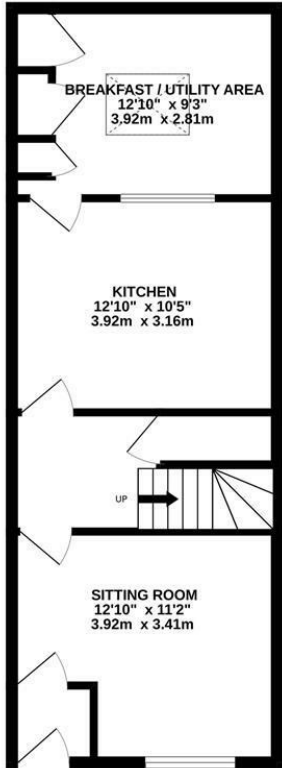
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

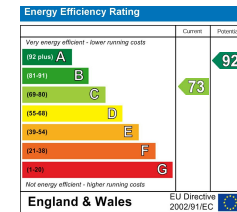
GROUND FLOOR

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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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.