



29 Melbourne Street, Worcester, WR3 8AX
Guide price £380,000



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Philip Laney & Jolly are pleased to bring to the market this delightful and well presented three bedroom detached house which benefits from two reception rooms, perfect for entertaining guests, relaxing with your loved ones or allowing additional space for a family. With three family sized bedrooms, there's plenty of space for the whole family to enjoy.

Located on Melbourne Street, Worcester - a popular residential location just north of the city centre within walking distance to amenities, this property offers both convenience and comfort. Everything you need is just a stone's throw away.

Outside is a lovely tranquil garden which is predominantly patioed with planted borders creating a brilliant outdoor oasis to enjoy!

The property benefits further from a wooden constructed garage to the front as well as ample off road parking and double glazing throughout.

This is a wonderful three-bedroom house in a prime location with ample living space and a viewing is highly encouraged to appreciate this property!

Hallway

Entrance door. Ceiling light point. Radiator. Under stairs storage cupboards - one housing the fridge freezer and the other the tumble dryer plus storage space.

Dining Room/Second Reception Room

Double glazed window to front aspect. Radiator. Ceiling light point. Fireplace with electric fire.

Living Room

Double glazed window and French doors to rear garden. Radiator. Ceiling light point.

Kitchen

Double glazed window to rear aspect. Back door to rear garden. Modern wall and base units with work surface on top. Space for cooker, washing machine and dishwasher. Stainless steel sink and drainer with mixer tap. Ceiling light point.

Landing

Double glazed window to side access. Loft hatch. Ceiling light point. Doors off to:

Bedroom One

Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom

Obscure double glazed window to rear aspect. Panelled bath with electric shower over, pedestal wash hand basin and low level WC. Heated towel rail. Ceiling light point.

Separate WC

Low level WC and wall mounted wash hand basin. Ceiling light point.

Rear Garden

Secure with walls and fencing. Low maintenance rear garden with patio and planted borders. Gated side access.





Garage

Of wooden construction. Double doors to the front.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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 the driveway to the front.

Broadband

We understand currently Gfast 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>

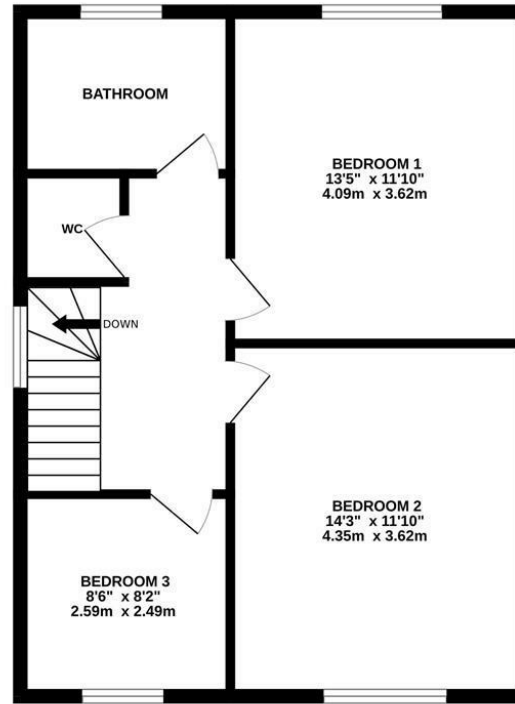
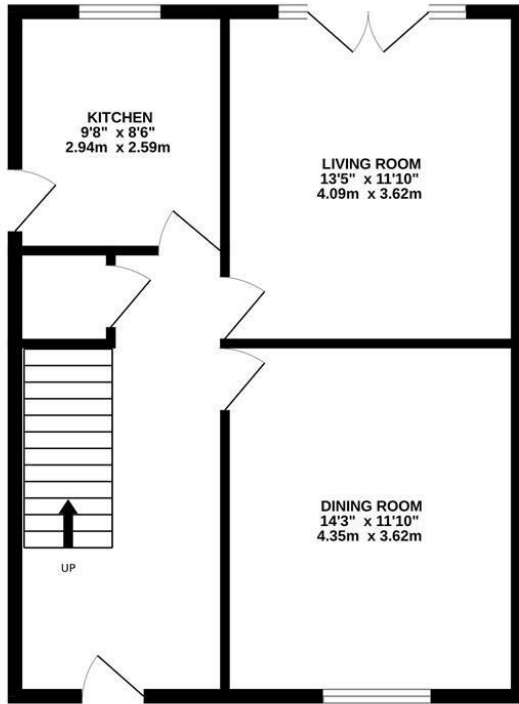
Mobile Coverage

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

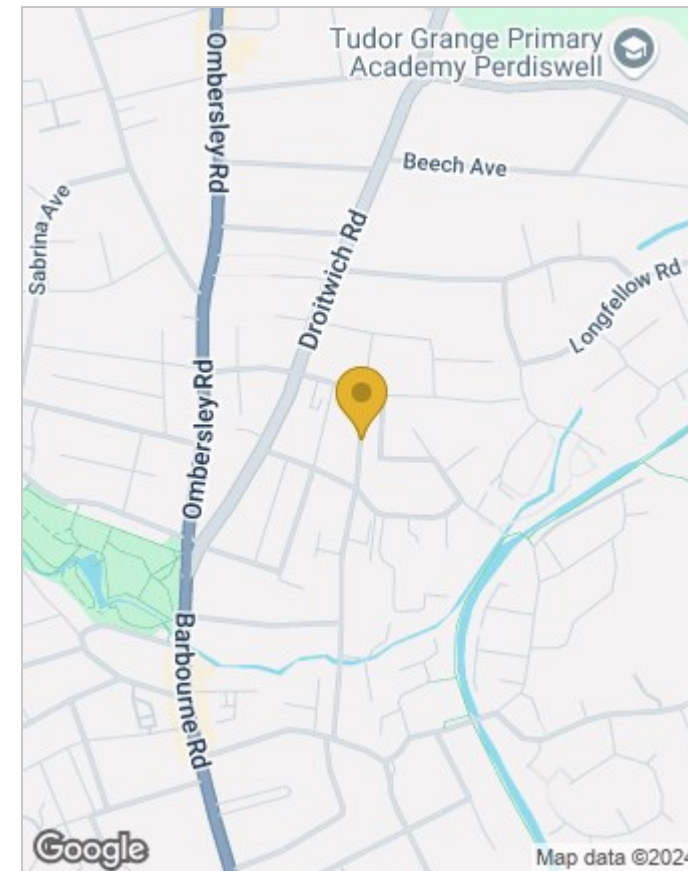
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

GROUND FLOOR

1ST FLOOR



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		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.