

Philip Laney & Jolly



4 Blanquettes Street, Worcester, WR3 8BN  
Offers over £200,000

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

Phillip Laney & Jolly are pleased to present this charming double fronted Victorian two-bedroom terraced house located in the sought after area of Barbourne, just North of the City centre. The property enjoys a cosy atmosphere throughout that exudes warmth and character.

Located in a prime location, you'll have easy access to all the amenities Worcester has to offer, from cafes to plenty of shops as well as lovely parks and green spaces. Whether you're looking for a peaceful retreat or a vibrant city lifestyle, this property offers the best of both worlds.

One of the highlights of this property is the generously-sized rear garden, ideal for socialising or just enjoying the private aspect. The accommodation comprises kitchen/breakfast room, living room, downstairs shower room and two bedrooms to the first floor.

Don't miss out on the opportunity to own this lovely Victorian property that is offered with NO ONWARD CHAIN, contact us to arrange your viewing.

EPC Grade D Tenure Freehold Council Tax Band B

#### **Kitchen**

Entrance door. Sash window to front aspect. Double glazed window to rear aspect. Space for cooker, fridge freezer and washing machine. Wall and base units with work surface on top. Stainless steel sink and drainer. Ceiling light point. Radiator.

#### **Living Room**

Sash window to front aspect. Feature Fireplace. Radiator. Ceiling light point. Cupboard housing boiler. Stairs rising to first floor.

#### **Inner Hall**

Double glazed door to rear garden. Door to shower room. Ceiling light point.

#### **Shower Room**

Obscure double glazed window to rear aspect. Quadrant shower cubicle with mains fed shower, wash hand basin atop vanity unit and low level WC. Tiled splashbacks. Heated towel rail. Ceiling light point.

#### **Landing**

Ceiling light point. Doors off to:

#### **Bedroom One**

Sash window to front aspect. Double glazed window to rear aspect. Loft hatch. Radiator. Ceiling light point.

#### **Bedroom Two**

Sash window to front aspect. Radiator. Ceiling light point.







#### Rear Garden

Secure with timber panel fencing and wall. Concrete seating area with steps up to lawn with planted borders. 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

There is no allocated parking for the property, parking will be on street on nearby roads.

#### 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.

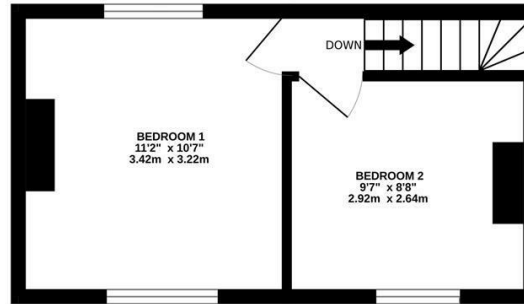
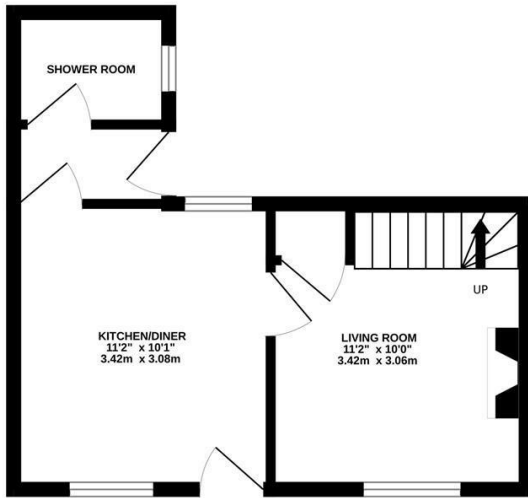
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Agents Note

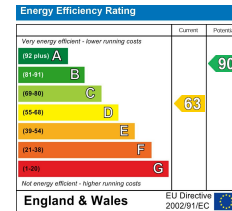
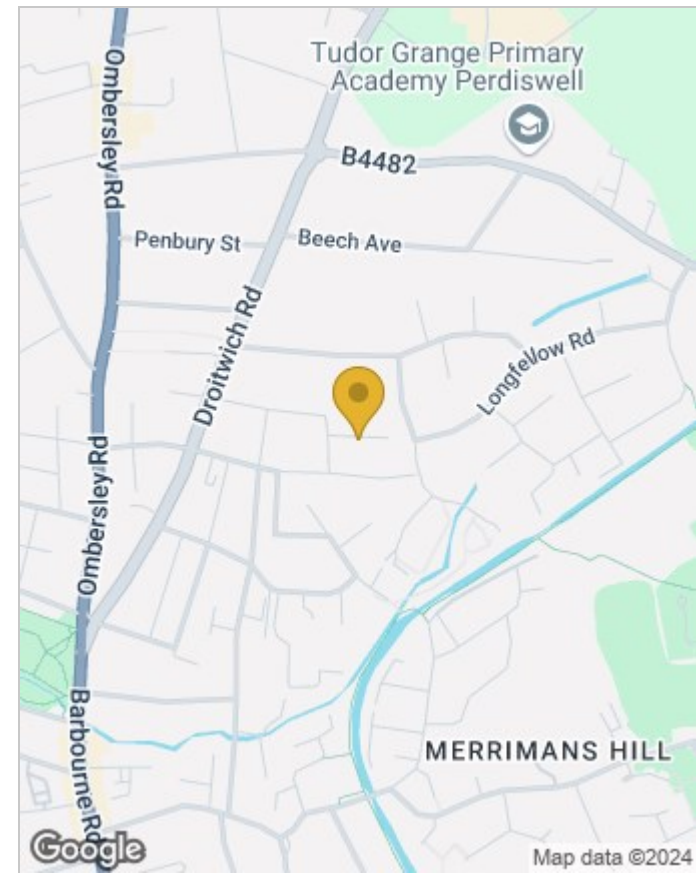
Please note number 6 has right of way across the garden for rear access to their property.

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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## 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.