



12 Keats Avenue, Worcester, WR3 8DU
Guide price £270,000



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

PLJ Worcester are pleased to present this three bedroom semi-detached family home. Situated in a popular residential location in WR3 just North of the City Centre and walking distance to a range of amenities.

This property comprises of entrance hall, kitchen with integrated appliances and space for appliances and a spacious open plan lounge/diner which is perfect for entertaining guests or relaxing with your family with French doors opening to the pleasant rear garden.

Upstairs are three family-sized bedrooms with bedroom one & two both benefitting from built in wardrobes and the family bathroom.

The property invites some cosmetic improvements which presents an exciting opportunity for you to add your personal touch and truly make it your own.

Further benefits include double glazing throughout, gas central heating, off road parking and garage with plumbing for the washing machine. The property is also offered to the market with NO ONWARD CHAIN.

Don't miss out on the chance to own this lovely home in a desirable area. Contact us today to arrange a viewing.

EPC Grade C Council Tax Band C Tenure Freehold

Hall

Entrance door. Door to rear garden. Ceiling light point. Radiator. Under stairs storage cupboard.

Kitchen

Double glazed window to front aspect. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for dishwasher, fridge and freezer. One bowl sink and drainer. Ceiling light point. Radiator.

Lounge / Diner

Double glazed windows and French doors to rear garden. Fireplace with electric fire inset. Stairs rising to first floor. Four ceiling light points. Two Radiators.

Landing

Obscure double glazed window to side aspect. Radiator. Ceiling light point. Loft hatch. Airing cupboard.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator. Ceiling light point.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Radiator. Ceiling light point.





Bedroom Three

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

Bathroom

Obscure double glazed window to front aspect. Panelled bath with electric shower, pedestal wash hand basin and low level WC. Tiled splash backs. Ceiling light point. Radiator.

Rear Garden

Secure with timber panel fencing. Patio and stoned areas with planted shrubs and lawn in the middle.

Garage

Light and power. Up and over door.

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 Superfast 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

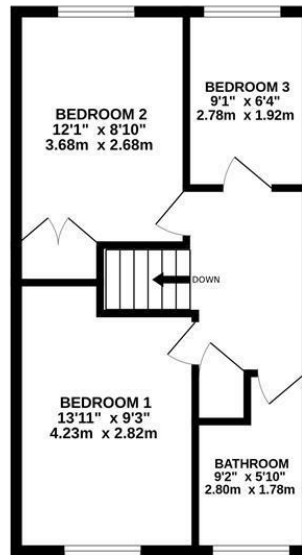
Please note that the seller is related to a business associate of Philip Laney & Jolly Worcester and they are therefore 'connected persons' under the terms of the Estate Agents Act 1979 (as previously amended)



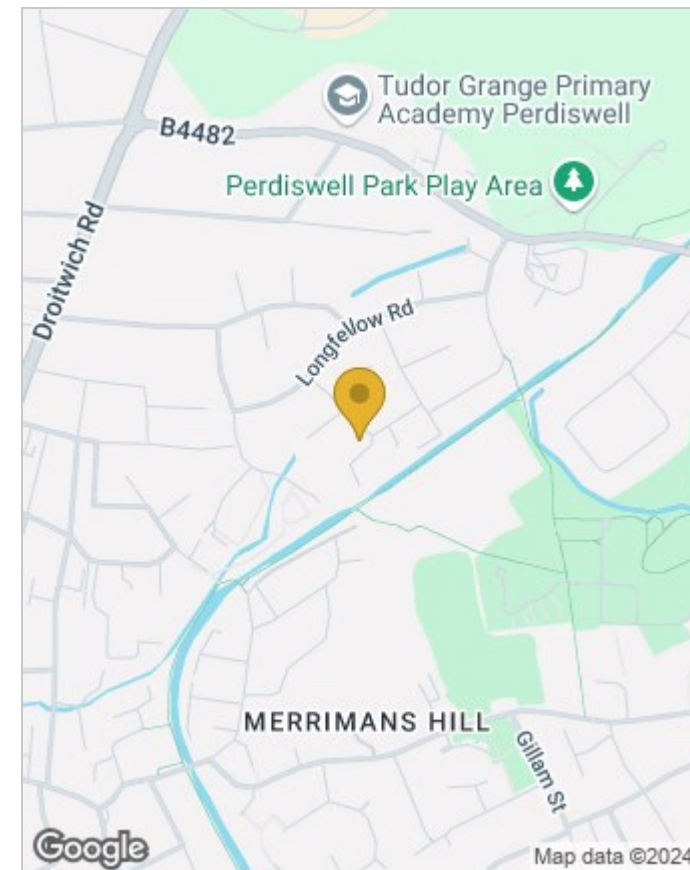
GROUND FLOOR



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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
02-100	A		
01-91	B		
09-40	C		
05-40	D		
02-54	E		
01-38	F		
1-20	G		
Not energy efficient - higher running costs			
		73	87
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.