



13 Walkworth Avenue, Worcester, WR4 0DE  
Offers over £230,000





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

Philip Laney & Jolly Worcester welcome to the market this delightful two-bedroom end terrace house. Nestled in the charming Walkworth Avenue this property enjoys a modern and well-presented interior and offers a comfortable and inviting living space for its new owners.

As you step inside, you are greeted by an entrance hall that leads you to an inviting living room, perfect for relaxing or entertaining guests. The kitchen is fitted with modern wall and base units providing a functional space including a breakfast bar. With two bedrooms, there is ample space for a small family, guests, or even a home office.

One of the standout features of this property is the conservatory overlooking the private rear garden. Imagine spending sunny afternoons enjoying the natural light and privacy.

Convenience is key with this home, as it comes with two parking spaces right in front of the property. Additionally, the proximity to local supermarkets, restaurants, and picturesque walking routes ensures that you have everything you need right at your doorstep. For commuters, easy access to the M5 motorway network makes travel a breeze.

Modern comforts such as gas central heating and double glazing, updated approximately two years ago, provide peace of mind and energy efficiency. Book a viewing today to appreciate this wonderful home.

EPC Grade C Council Tax Band B Tenure - Freehold

#### Entrance

Composite front door opens to the entrance hall, radiator, ceiling light point wood effect laminate flooring and stairs rise to the first floor.

#### Kitchen

Double glazed box window to the front aspect, range of modern wall and base units, space for fridge freezer, worksurfaces over, four ring electric hob, oven, Chrome hood, stainless sink and drainer and complemented with tiled splashbacks. Breakfast bar, smoke alarm, radiator, ceiling light point and laminate flooring.

#### Living Room

Double glazed window to the rear and double glazed door opening to the conservatory. Wooden surround with stone hearth and electric fire inset. Understairs storage cupboard and radiator. Anchor point installed for large wall mounted TV.

#### Conservatory

Wall mounted electric heater and glazed door opening to the rear garden

#### Landing

Access to loft that is part boarded. Doors to all first floor rooms.

#### Bedroom One

Currently accommodating a super king size bed this room has built in wardrobes and airing cupboard that houses wall mounted Worcester Bosch combination boiler (fitted approx 2 years ago). Double glazed window to the front aspect, laminate flooring, ceiling light point and radiator.

#### Bedroom Two

Double glazed window to the rear aspect, ceiling light point and radiator. Laminate flooring.

#### Bathroom

Obscure double glazed window to the rear aspect, panelled bath with glazed screen and Electric Mira shower, corner mounted low level WC, wash hand basin inset to a vanity unit, chrome heated towel rail, fully tiled walls, vinyl flooring, extractor and ceiling light point.







#### Front Garden

Tarmac driveway provides parking to the front. Gravelled area with path to the front door. There is an additional parking area bay opposite that is allocated to the property.

#### Rear Of Property

Private garden laid to lawn with borders and path that leads to a pleasant seating area. Wooden shed and enclosed by timber panel fencing. gated side access to the front of the property and outside tap.

#### 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).

#### 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>

#### Parking

Parking for the property is to the front of the property plus an additional allocated area opposite to the property

#### 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.

#### 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>

#### 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.

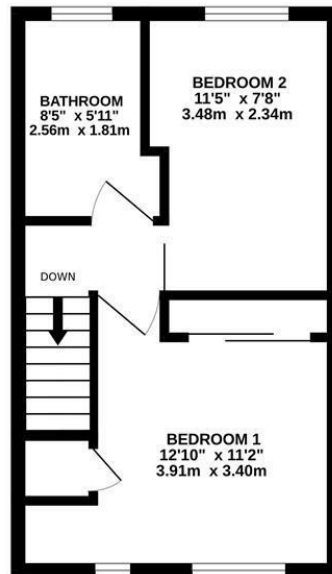
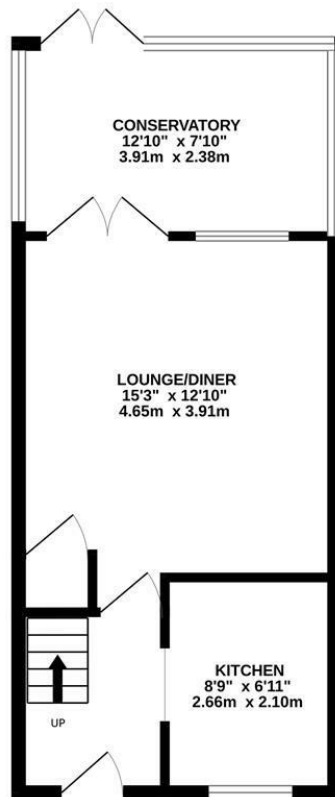
#### Tenure Freehold

We understand that the property is offered for sale Freehold.

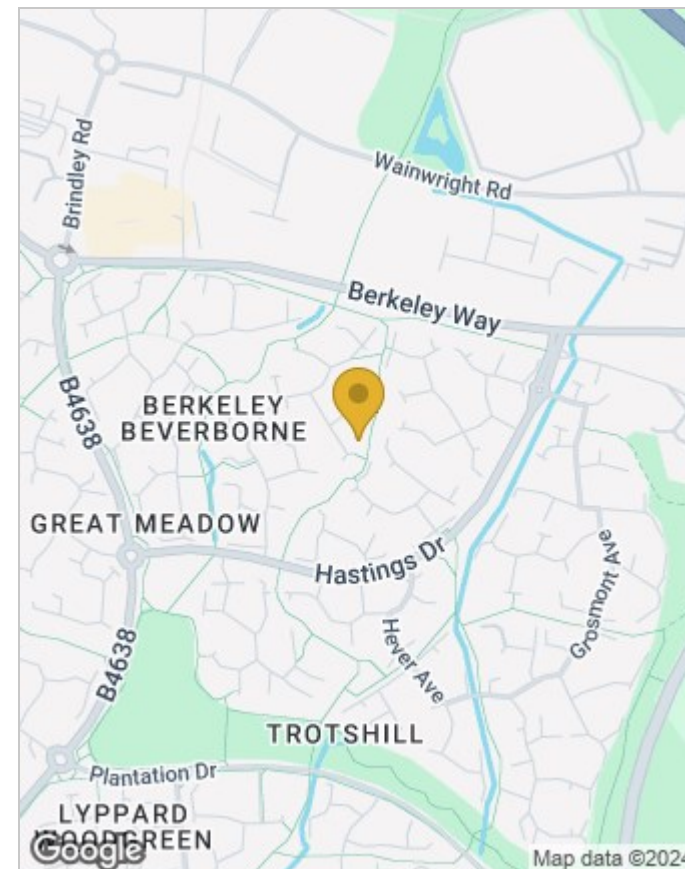
#### Verifying ID

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.





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	Normal
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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.