



7 Connaught Close, Worcester, WR5 3DR
Guide Price £380,000



Philip Laney & Jolly Worcester welcome to the market 7 Connaught Close. This detached bungalow presents an excellent opportunity for those seeking a well-maintained home in a desirable residential area. The property enjoys a welcoming entrance hall that leads into a spacious kitchen diner, perfect for family meals and entertaining guests. The living room is bright and inviting, seamlessly connecting to a conservatory that overlooks the garden, providing a space to relax.

This bungalow features two generously sized double bedrooms. Additionally, there is a versatile study that can easily serve as a third bedroom, catering to various lifestyle needs. The well-loved rear garden is ideal for gardening enthusiasts or those who simply wish to enjoy the outdoors.

Further enhancing the appeal of this property are practical features such as a garage and off-road parking, ensuring convenience for residents and visitors alike. The bungalow is equipped with double glazing and gas central heating. Importantly, this property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

In summary, this delightful bungalow in Connaught Close is a perfect blend of comfort, convenience, and charm, making it an ideal choice for families, retirees, or anyone looking to enjoy a peaceful lifestyle in Worcester.

Entrance

Porch with UPVC double glazed door with glazed side panel, tiled floor and ceiling light point. Door to:

Hall

Radiator, ceiling light point, access to loft (partly boarded) smoke alarm, airing cupboard with Worcester combination boiler.

Kitchen

Double glazed window to the rear. Double glazed door to the rear. Range of cream wall and base units. Bowl and half sink and drainer. Worksurfaces with Bosch four ring gas hob with cooker hood over. Under counter space for washing machine and tumble drier space. Tiled splash backs and radiator.

Living Room

Double glazed window to the side, radiator, gas fire with brick fireplace, slate heath, four wall light points, ceiling light point and double glazed patio doors to:

Conservatory

Wall lights, power, double doors open to the rear garden.

Bedroom One

Double glazed window to the front aspect, radiator and ceiling light point with smoke alarm.

Bedroom Two

Double glazed window to the side. Radiator and ceiling light point.

Bedroom Three / Study

Double glazed window to the rear. Glazed door and radiator.

Bathroom

Obscure double glazed window to the side, low level W.C. pedestal wash hand basin, panelled bath with shower over and tiled walls. Ceiling light point and radiator.

Garage

Up and over door, power and lighting.

Garden

Rear garden is well maintained. Initial patio area with remaining area being being laid to lawn. Raised gravelled are to the rear, enclosed by timber panel fencing. Gated access to the front.





COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/227737238>

<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.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. The property is fully alarmed. 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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Broadband

We understand currently 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

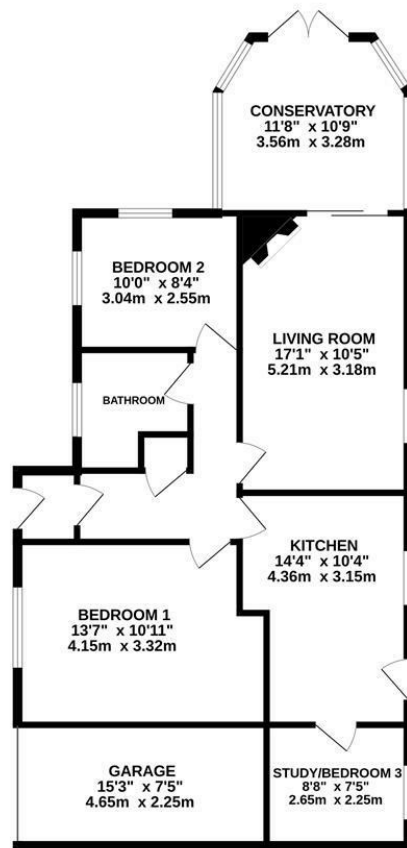
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8821-7426-2950-6639-8996>

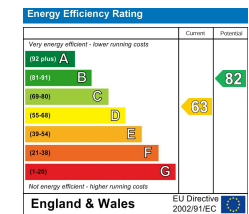
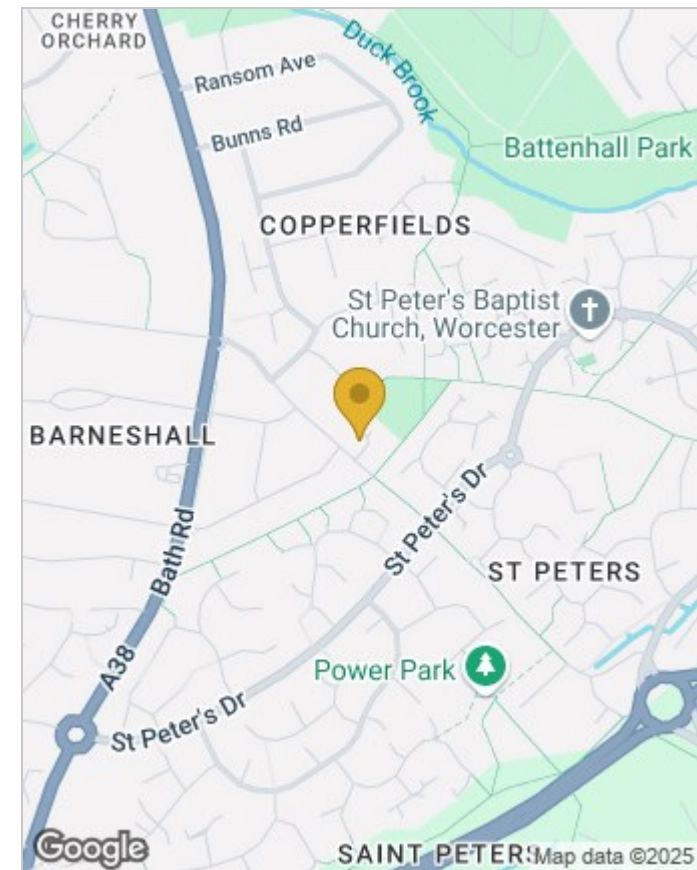
Parking

Parking for the property is to the front of the property with driveway and garage.

GROUND 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 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.