

Philip Laney & Jolly



55 Rainbow Hill, Worcester, WR3 8NF
Offers Over £350,000

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PLJ Worcester are delighted to bring to the market this three double bedroomed Victorian house which offers a perfect blend of classic elegance and modern comfort. The property is very well presented throughout, showcasing its original features while providing a warm and inviting atmosphere for family living.

As you step inside, you will be greeted by a very welcoming entrance hall leading into the lovely living room filled with natural light, creating a bright and airy feel as well as having a feature fireplace with log burner, perfect for those cosy evenings. Additionally there is the second reception room, perfect for a dining room as well as the well-appointed kitchen.

One of the standout features of this home is the stunning and private rear garden. This outdoor oasis is ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. The garden offers plenty of space for children to play or for gardening enthusiasts.

With three generously sized double bedrooms plus a generous size cellar this property is perfect for families or those seeking extra space for guests or a home office. The well-designed bathroom ensures convenience and comfort for all residents.

This Victorian property that is conveniently located to the City centre, train stations and local amenities makes this a real must see property, don't miss the opportunity to make this beautiful property your new home.

Porch
Obscure double glazed entrance door and window. Door to hall.

Hall
Ceiling light point. Stairs rising to first floor. Radiator.

Living room
Double glazed bay window to the front aspect. Radiator. Ceiling light point. Feature fireplace with log burner inset.

Dining room
Double glazed window to rear aspect. Radiator. Ceiling light point. Built in storage.

Kitchen
Double glazed windows and door to rear garden. Spot lights. Radiator. Matching wall and base units with work surface on top. Integrated fridge freezer and dishwasher. Cooker and gas hob. Space for washing machine. One and a half bowl ceramic sink and drainer.

Cellar
Light, power and water. Limited ceiling height. Currently separated into two sections one area used for storage and the other used as a gym area.

Landing
Two ceiling light points. Loft access. Doors off to:

WC
Obscure window. Low level WC with washer hand basin.

Bedroom one
Double glazed window to rear aspect. Two ceiling light points. Radiator. Built in wardrobe.

Bedroom two
Double glazed window to front aspect. Two ceiling light points. Radiator. Built in wardrobes.

Bedroom three
Double glazed window to rear. Ceiling light point. Radiator.

Bathroom
Obscure double glazed window to front. Spot lights. Radiator. Panelled bath with mains fed shower. Washer hand basin atop vanity unit. Tiled splashbacks.





Garden

Delightful and private tiered garden divided into four sections with patio seating area and steps leading down the garden with a purpose built stream joining the pond. Picket fence then leading to wild meadow area of the garden with the pond and stone area. Barked path leading to the end of the garden with raised beds including a greenhouse, shed and Braeburn Apple tree. Secured with timber panelled fencing.

Outside WC and utility area

Low level WC. Ceiling light point and power. Washer hand basin.

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.

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. 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.

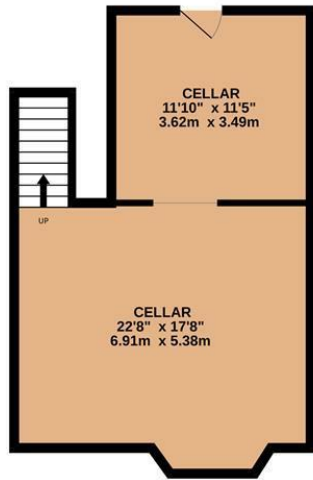
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

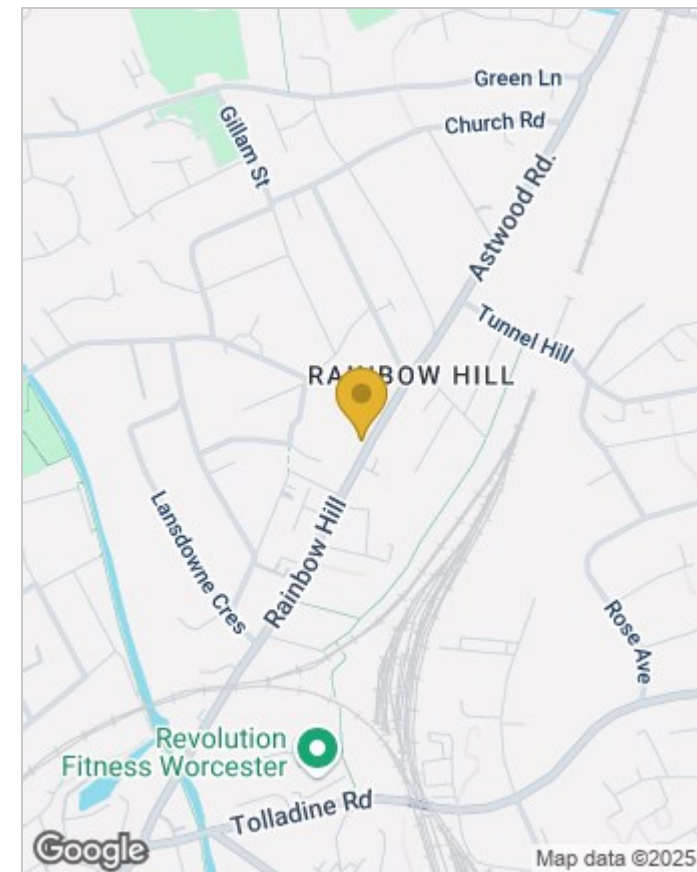
Mobile Coverage

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

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



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			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(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 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.

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