



2 Church Lane, Worcester, WR2 6QY
Guide Price £349,000

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Philip Laney & Jolly Worcester welcome to the market 2 Church Lane. Located in the charming village of Lower Broadheath, this detached bungalow on Church Lane invites cosmetic improvements offering two spacious double bedrooms and is ideal for those seeking a tranquil retreat or a family home.

The bungalow provides a generous and private rear garden, providing an excellent space for outdoor activities or simply enjoying the serene surroundings. Inside, you will find a spacious living room, complemented by a well-appointed kitchen and dining area, perfect for entertaining guests or enjoying family meals. The utility room adds practicality to daily living, while the attached garage offers additional storage or parking options.

This property benefits from double glazing throughout and a gas central heating system. With no onward chain, this bungalow is ready for you to move in and make it your own without delay.

Situated in a popular village location, you will enjoy the peaceful atmosphere while still being within easy reach of local amenities and transport links. This bungalow presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in a picturesque setting. Don't miss your chance to view this charming home.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Porch

Double glazed door and side panel. Tiled flooring and wall light. Obscure glazed door to:

Hallway

Ceiling light point and radiator.

Living Room

Double glazed bay window to front aspect and obscure double glazed side window. Brick-built fireplace with gas fire inset. Ceiling wall lights and ceiling light point. Large panel radiator.

Kitchen

Double glazed window to the front aspect. Kitchen fitted with a range of wall and base units with worksurface over. Space for freestanding gas cooker. Space for fridge freezer. Stainless steel sink and drainer. Tiled walls. Ceiling strip light.

Dining Area

Radiator and ceiling light point. Door to:

Utility Area

Double glazed window and door to rear garden. Base units with worksurface over. Stainless steel sink and drainer. Radiator and ceiling strip light.

Garage

Electric up and over door. Ceiling strip light and power.

Inner Hallway

Access to spacious boarded loft.





Loft

Boarded loft space with double glazed windows to the rear aspect. Wall mounted 'Worcester' boiler.

Bedroom One

Two double glazed windows to rear aspect. Built-in wardrobe. Radiator and ceiling light point.

WC

Obscure double glazed window to side aspect. WC and pedestal wash hand basin. Airing cupboard with shelving and electric radiator.

Bedroom Two

Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light points.

Bathroom

Obscure double glazed window to rear aspect. panelled bath, shower cubicle, low level WC and pedestal wash hand basin. Tiled walls. Ceiling light point and radiator.

Outside - Front

Front garden laid to lawn with rose bush borders. Block paved driveway and access to rear garden and side.

Outside - Rear

Rear garden enclosed by timber panel fencing. Patio area with path leading to side access. Garden planted with a variety of shrubs and borders.

Parking

Parking for the property is to the front with block paved driveway and access to the garage.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

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.

Floorplan

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.

Council Tax MHDC

We understand the council tax band presently to be : C

Malvern Hills District Council

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

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently fibre to the cabinet is available to 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>

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.

Property to sell

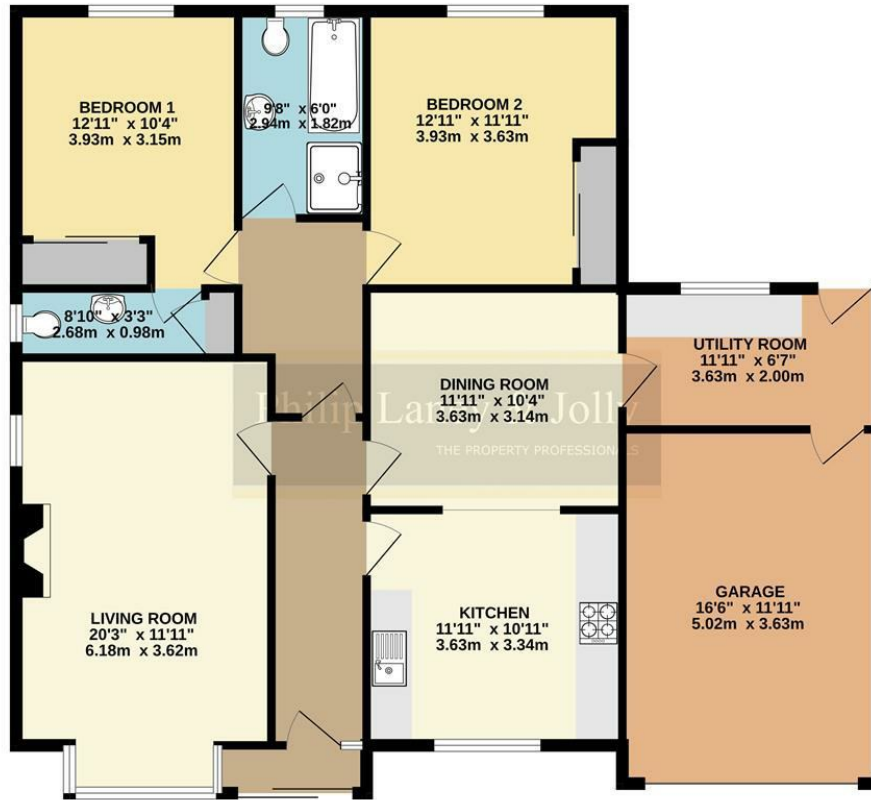
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

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

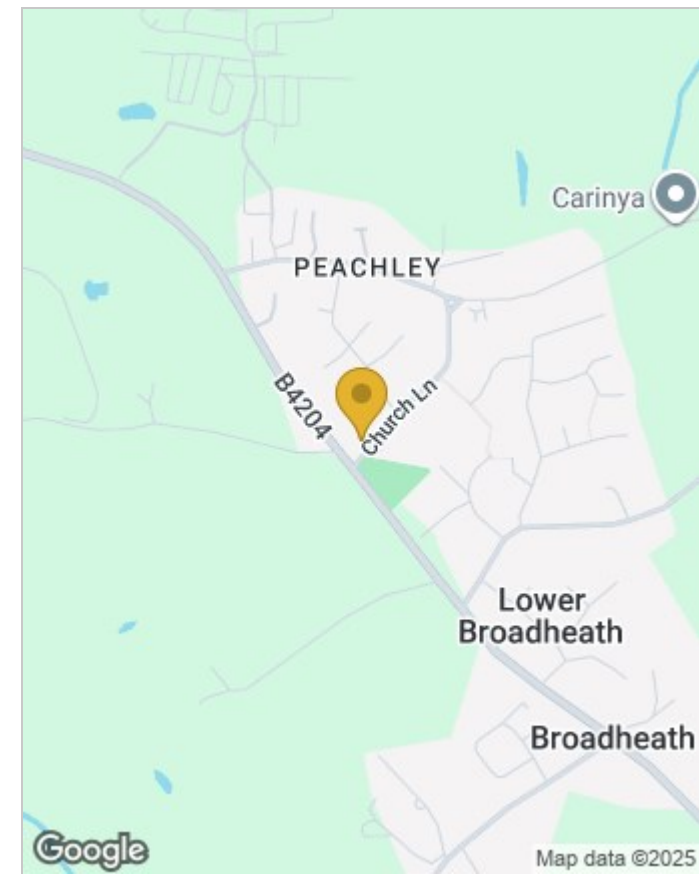
Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

GROUND FLOOR
1264 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.5 sq.m.) approx.
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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		71	77
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.