



49 Lansdowne Road, Worcester, WR1 1SP
Guide Price £240,000



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

PLJ Worcester are delighted to bring to the market situated on Lansdowne Road in Worcester, this end terrace Victorian house which presents a wonderful opportunity for those seeking a spacious family home. Spanning over three storeys there are three / four well proportioned bedrooms and two inviting reception rooms plus the kitchen allowing this property to offer ample space for both relaxation and entertaining.

The house is ideally located within walking distance to the vibrant city centre, providing easy access to a variety of shops, restaurants, and local amenities. This prime location ensures that you can enjoy the best of both worlds – the tranquillity of a residential area and the convenience of urban living.

While the property is in need of modernisation, it presents a blank canvas for potential buyers to infuse their personal style and preferences. The layout allows for creative renovations, making it an exciting project for those looking to create their ideal home.

Additionally, the property includes parking to the front, a valuable feature in this bustling area, and rear courtyard garden. With its Victorian charm and potential for transformation whether you are a growing family or an investor looking for a promising opportunity, this property is well worth a visit.

EPC: D Council Tax Band: B Tenure: Freehold

Porch

Entrance door into:

Hallway

Understairs storage. Ceiling light point. Stairs rising to first floor. Doors off to:

Living Room

Double glazed window. Gas fire and ceiling light point.

Dining Room

Double glazed window. Storage cupboard. Gas fire and ceiling light point.

Kitchen

Double glazed window. Matching wall and base units with worksurface over. Tiled splashbacks. Space for appliances. Stainless steel sink and drainer. Ceiling light point. Door to:

Rear Lobby

Door leading to rear garden.

First Floor Landing

Double glazed window. Gas heater and ceiling light point.

Bedroom Three

Double glazed window. Ceiling light point.

Bedroom four/Study

Double glazed window. Ceiling light point.





Shower Room

Obscure double glazed window. Shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled and panel splashbacks. Ceiling light point.

Second Floor Landing

Large storage cupboard. Gas heater. Ceiling light point.

Bedroom One

Double glazed window. Ceiling light point and loft access.

Bedroom Two

Double glazed window. Ceiling light point.

Outside

Low maintenance courtyard, secure with timber panel fencing. Outside WC.

Parking

Parking for the property is via the driveway to the front. Please note it is a limited space so may not fit all cars.

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.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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 Full Fibre Broadband is available to order for this property.

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

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

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

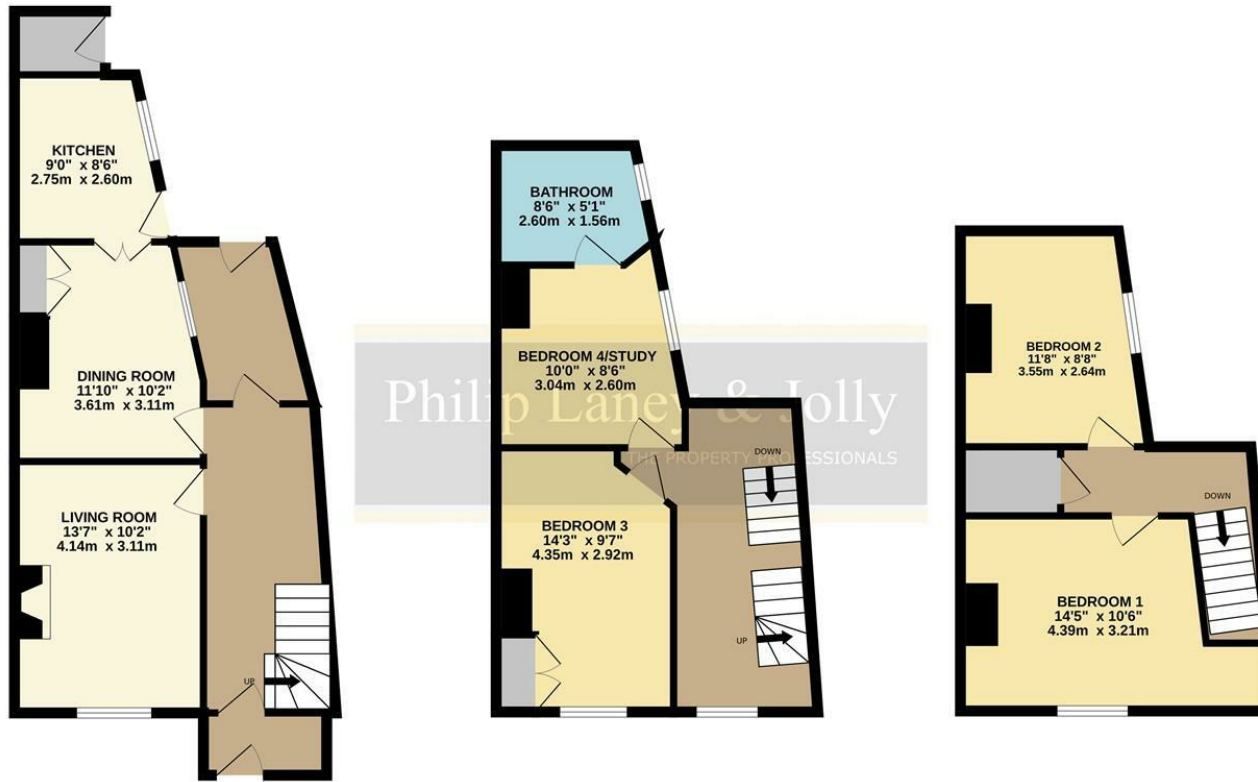
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.

Viewings

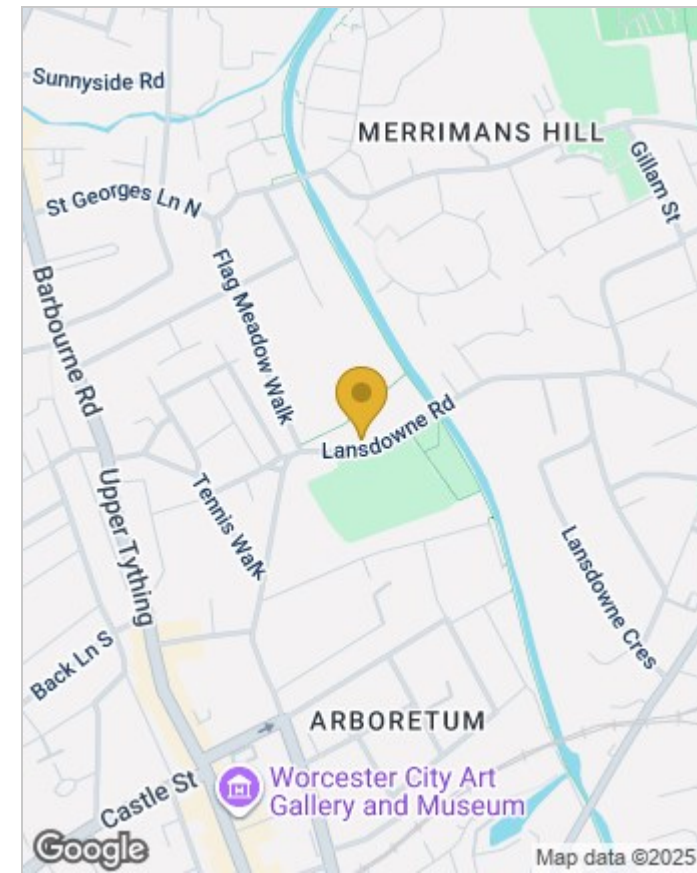
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

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.



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			
(02 plus) A			
(01-01) B			
(00-00) C			79
(00-00) D		59	
(00-00) E			
(01-00) F			
(01-00) 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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<https://www.pljworcester.co.uk/>