



**Connells**

Kenelm Close  
Clifton-On-Teme Worcester



# Kenelm Close Clifton-On-Teme Worcester WR6 6EB

For Sale guide price  
**£260,000**



## Property Description

A perfect renovation opportunity! A must see.

A Spacious 3 bed bungalow in the highly desired area of Clifton upon Teme.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Door to kitchen and door to garage, fuse box.

## Inner Hallway

Pendent ceiling light, smoke detector, access to loft space,

## Kitchen

11' 10" x 40' Max ( 3.61m x 12.19m Max )

Double glazed to front, ceiling strip lights, a range of wall & base units with work surfaces over and tiled splashbacks, stainless steel single drainer unit, Aga, extractor fan, space for cooker, space for fridge and freezer, space & plumbing for washing machine, tiled floor, door to garden and door to:

## Sitting Room

19' 11" Max x 21' 2" Max ( 6.07m Max x 6.45m Max )

Two double glazed windows to front aspect, 3 pendant ceiling lights, 2 wall lights, smoke detector, brick fireplace with open fire, TV aerial point, fitted carpet, door to inner hallway and door to side porch.

## Bedroom One

13' 4" x 9' 11" ( 4.06m x 3.02m )

Double glazed window to rear, pendent ceiling light, radiator, two double wardrobes.

Double glazed opaque window to side, ceiling light, WC, wash hand basin with tiled splashback, tiled floor.

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Double glazed opaque window to side, ceiling light, WC, wash hand basin with tiled splashback, tiled floor.

### **Bedroom Two**

10' x 11' 1" ( 3.05m x 3.38m )

Double glazed window to rear, pendent ceiling light, radiator and fitted carpet.

### **Bedroom Three**

10' x 6' 9" ( 3.05m x 2.06m )

Double glazed window to rear, pendent ceiling light, radiator.

### **Bathroom**

Double glazed opaque window to side aspect, ceiling light, extractor fan, suite comprising panelled bath with electric shower and shower screen, pedestal wash hand basin, WC, radiator, useful storage cupboard, fitted carpet.

### **Side Passage**

Opaque glazed door to front and rear, tiled flooring, ceiling light and door to lounge.

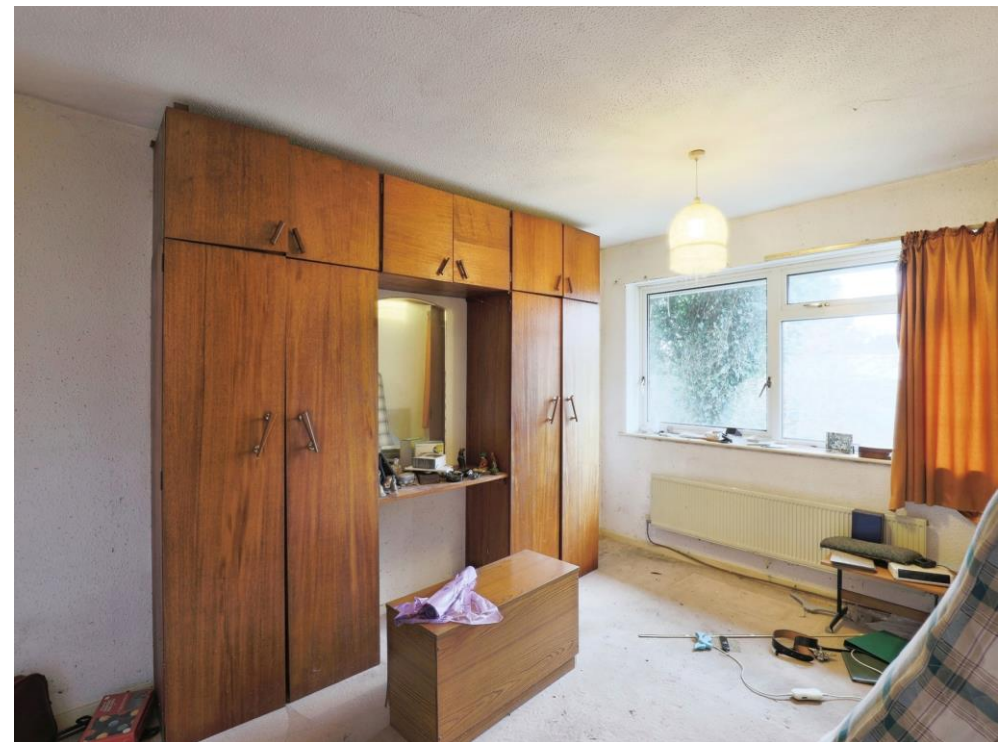
### **Rear Garden**

Slopped drive for 2 cars leading to garage, access to side and front door, small raised grass patch,

### **Garage**

17' 2" x 13' 4" ( 5.23m x 4.06m )

All brick, up & over door, solar control.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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