



Not for marketing purposes INTERNAL USE ONLY

Checketts Close
Worcester



Property Description

A two bedroom first floor maisonette with en-bloc garage situated within a popular residential area of Worcester. Please note vendor is extending the lease to 125 years.

Location

The popular area of North Worcester gives fantastic access to Worcester City Centre, along with some of the most popular residential areas of Worcester - Claines, Northwick, Bevere and Perdiswell. There is a community feel because of having convenience stores, a post office, independent retailers, fish & chip takeaway and pubs. There is easy access to walks by the River Severn and along the Canal into the City Centre.

There are bus routes into the City and Junction 6 of the M5 motorway is within 2 miles giving good access to the North and South. Further transport links from Foregate Street, Shrub Hill Train and the Norton Parkway Stations to Birmingham and direct to London Paddington are also easily accessed from the area.

For education the area has well-regarded schools such as Claines C of E primary school, Northwick Manor and Perdiswell primary schools and for secondary the area is served by Tudor Grange Academy.

Entrance Hall

Front facing part opaque glazed door to the entrance hallway.

Stairs to the first floor.

Hallway

Doors to the sitting room, bedrooms and bathroom.

Pendant ceiling light and a door to the built in

storage cupboard.

Sitting Room

16' 1" x 11' 7" (4.90m x 3.53m)
Front facing double glazed window, pendant ceiling light and fan, vent and a wall mounted electric heater.

Door leading to the kitchen.

Kitchen

11' 9" x 7' 11" (3.58m x 2.41m)
Rear facing double glazed window, stainless steel 1 1/2 bowl sink drainer unit with cupboard below, range of floor mounted units, range of eye level units, dishwasher, space and plumbing for a washing machine, space for a fridge/ freezer, space for a cooker, part tiled walls, shelf and a striplight.

Bedroom One

12' 10" x 8' 10" (3.91m x 2.69m)
Rear facing double glazed window, pendant ceiling light, wall mounted electric heater and a built in double wardrobe with hand rail and a shelf.

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)
Front facing double glazed window, pendant ceiling light and a wall mounted electric heater.

Bathroom

Rear facing double glazed window, P bath with shower overhead, W.C, wash hand basin, shelf, four recess spotlights and vinyl flooring.

Outside

En-Bloc Garage

16' 10" x 8' 6" (5.13m x 2.59m)
En-Bloc garage which has up and over doors.

Services

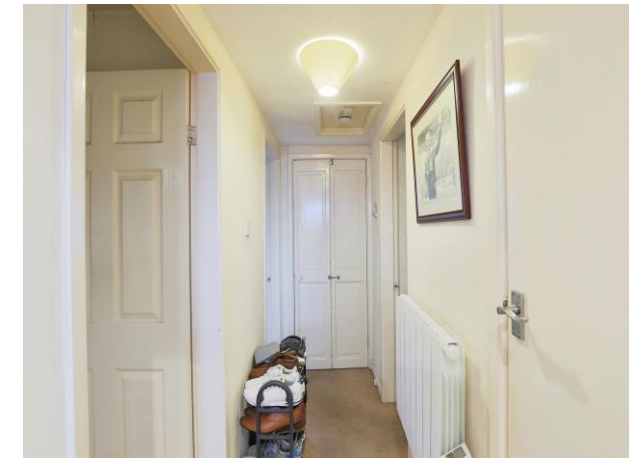
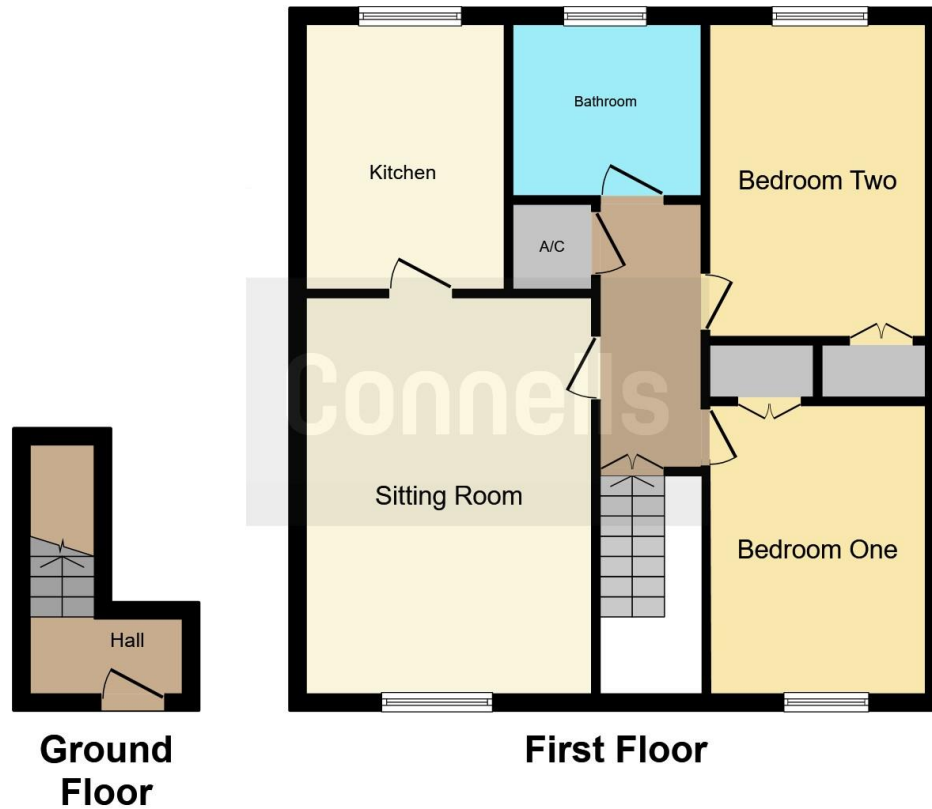
All main services are connected to the property.

Leasehold

Length of Lease: 99 years from 29th September 1975.

Annual Ground Rent: £60





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From Worcester City Centre proceed through Foregate Street, The Tything and Barbourne bearing right onto Droitwich Road, continue along Droitwich Road for some distance turning left into Checketts Lane and first left into Checketts Close where the property is situated on the right hand side as indicated by the agents 'For Sale' board.

EPC Rating: D

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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