



Connells

Hylton Road  
Worcester



### Property Description

This three bedroomed property on Hylton Road is now available! Being offered via our modern auction process, book your viewing now!

### 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.

### Lounge

13' 8" x 10' ( 4.17m x 3.05m )  
Double glazed front facing window bay, wooden front door, wooden floor, ceiling light point, aerial point.

### Reception Room

9' 11" Max x 13' 9" ( 3.02m Max x 4.19m )  
Double glazed front facing bay window, aerial point, ceiling light point, wooden floor, storage cupboard, double radiator.

### Kitchen

12' 11" x 9' ( 3.94m x 2.74m )  
Laminated floor, spot lights, two storage cupboards, doors to lounge and rear access, single bowl sink with draining board, plumbing for dishwasher, space for cooker, built in storage units, boiler storage, double glazed side facing window.

### Utility Room

Access via rear, space and plumbing for washing machine and dryer, separate door to WC.

### Landing

Doors to all bedrooms and bathroom, ceiling light, wooden flooring, double glazed side facing window.

### Bedroom One

12' 10" Max x 12' 1" ( 3.91m Max x 3.68m )  
Alcove, double panelled radiator, double glazed windows, storage cupboard, wooden floor, ceiling light.

### Bedroom Two

10' 10" Max x 9' 2" ( 3.30m Max x 2.79m )  
Rear facing double glazed window, wooden flooring, ceiling light point.

### **Bedroom Three**

12' Max x 6' 2" ( 3.66m Max x 1.88m )  
Front facing double glazed window, double radiator, wood flooring, ceiling light point.

### **Bathroom**

Tiled floor, tiled wall, extractor fan, ceiling light, corner shower, toilet/sink vanity unit, chrome hand towel radiator, side facing frosted double glazed window.

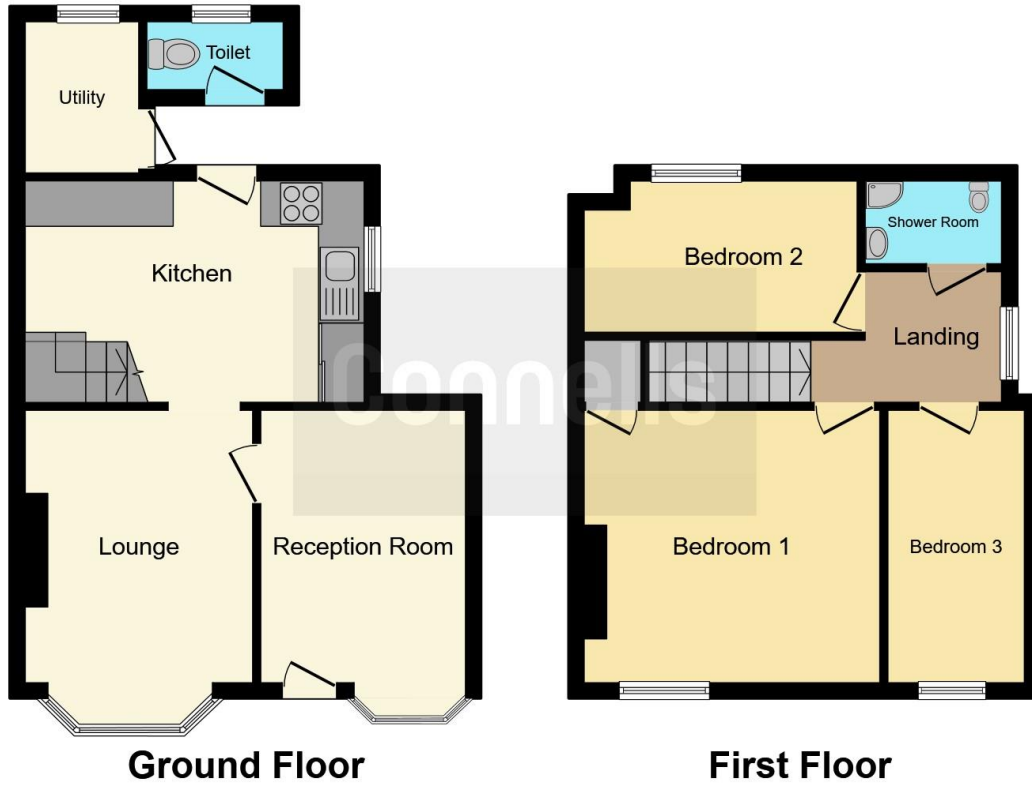
### **Front Garden**

Dropped kerb, paved driveway space for two cars.

### **Rear Garden**

Part patio part lawn, multi level established boundaries with fences.





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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WOR314553](http://connells.co.uk/Property/WOR314553)**

Tenure: Freehold



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