

Property details approval form

17 Lansdowne Street, Worcester, Worcestershire, England, WR1 1QD

Date: 17 July 2024

Property Ref and Version: WOR314730 - 0009

Connells

Got it Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £230,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > two bed with tall windows and ceilings
- > beautiful terrace house, full of character
- > lansdowne street, city centre (0.6 mi)
- > well presented front and rear garden.
- > spacious long front garden space for 2 cars
- > Central heating
- > NEED A MORTGAGE? Ask about our exclusive rates today!
- > SELLING A PROPERTY? Book a free no obligation market appraisal now!

○ Short Description

Connells are proud to present a beautiful two bed terrace town house which includes so much character. Based in a prime location of Worcester city centre.

○ Long Description

Connells are proud to present a beautiful two bed terrace town house which includes so much character. Based in a prime location of Worcester city centre, offering beautiful walks and scenery as well as easy access to local amenities and the city centre.

In this property, it consists of two bedrooms with beautiful tall windows. dining room, lounge, kitchen, cellar and there is a 2nd cellar running under the dining room which could be good potential to extend, bathroom on the second floor, front garden with space for two cars and a back garden with a shed.

○ Directions

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○ Agents Note

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○ Room Description

Lounge

11' 6" Max x 10' 8" (3.51m Max x 3.25m)

Double glazed front facing window, laminate flooring, ceiling light point, double radiator, door to dining room.

Dining Room

10' 8" Max x 5' 10" (3.25m Max x 1.78m)

Double glazed rear facing window, laminate flooring, double radiator, doors to kitchen and cellar.

Cellar

11' 5" x 10' 10" (3.48m x 3.30m)

Tiled flooring, brick walls, single glazed front facing window, side lighting, electricity box.

There is a 2nd cellar running under the dining room which could be good potential to extend.

Kitchen

14' 2" x 5' 3" (4.32m x 1.60m)

Tiled flooring, single radiator, pantry area, built in oven and hob, metal sink and draining board, built in washing machine, boiler, double glazed side facing window, spotlights, extractor fan, door to garden.

Landing

Carpet, ceiling light, double panel radiator, doors to bedrooms and bathroom.

Bedroom One

10' 8" x 11' 5" (3.25m x 3.48m)

Carpet, single panel radiator, ceiling light, double glazed front facing window, built in wardrobe.

Bedroom Two

11' 6" x 7' 10" Max (3.51m x 2.39m Max)

Carpet, single panel radiator, ceiling light, double glazed front facing window, storage cupboard.

Bathroom

Laminate flooring, double glazed rear facing frosted window, sink, bath, showerhead, WC, chrome towel radiator.

Rear Garden

Concreted with a tiled patio area, shed, fences on both sides, door to the back of the house.

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○ Room Description

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○ Property Images



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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Sophie Dunne		
Miss L. Tucker		