



Connells

Bath Road  
WORCESTER





### Property Description

Located on the sought-after Bath Road, this delightful three-bedroom semi-detached house is ideal for families or first-time buyers, the property boasts a spacious layout and is well-positioned close to local amenities, schools, and excellent transport links.

The ground floor features an entrance hall, a bright and airy lounge, dining area and a kitchen with access to the rear garden. Upstairs, you'll find two generously sized double bedrooms, a comfortable single bedroom and a family bathroom.

Outside, the property benefits from a private rear garden, and a secure garage providing off-road parking or additional storage space.

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

### Ground Floor

#### Entrance Porch

Double glazed door to the front.

#### Entrance Hall

Radiator, smoke alarm and carpet flooring.

Doors leading to the living area and kitchen.

Stairs to the first floor.

#### Living Area

12' 10" x 11' 3" ( 3.91m x 3.43m )  
Front facing double glazed window, ceiling light, open fireplace, radiator and carpet flooring.



## Dining Room

10' 11" x 9' 1" ( 3.33m x 2.77m )  
Rear facing double glazed window, ceiling light, radiator and carpet flooring.

## Kitchen

10' 10" x 8' 4" ( 3.30m x 2.54m )  
Rear facing double glazed window, strip light, smoke alarm, wall and base units, part tiled walls, pantry and a boiler.

Door to the side.

## First Floor

### Landing

Side facing double glazed window, ceiling light, loft access and carpet flooring.

### Bedroom One

11' 5" x 10' 10" ( 3.48m x 3.30m )  
Rear facing double glazed window, ceiling light, radiator, fitted wardrobes and carpet flooring.

### Bedroom Two

12' 11" x 9' 11" ( 3.94m x 3.02m )  
Front facing double glazed window, ceiling light, radiator, fitted wardrobe and carpet flooring.

### Bedroom Three

8' 11" x 7' 8" ( 2.72m x 2.34m )  
Front facing double glazed window, ceiling light, radiator and carpet flooring.

## Bathroom

Rear facing double glazed window, ceiling light, bath with electric shower, airing cupboard, towel radiator, partly tiled walls and lino flooring.

## Outside

### Outside Front

To the front of property are steps leading up to the front door. The front is tiered with shrubbery borders.

### Outside Rear

To the rear of the property is a slabbed garden. There are shrubbery surrounds, an outside tap and a shed. There is also rear access to the garage.

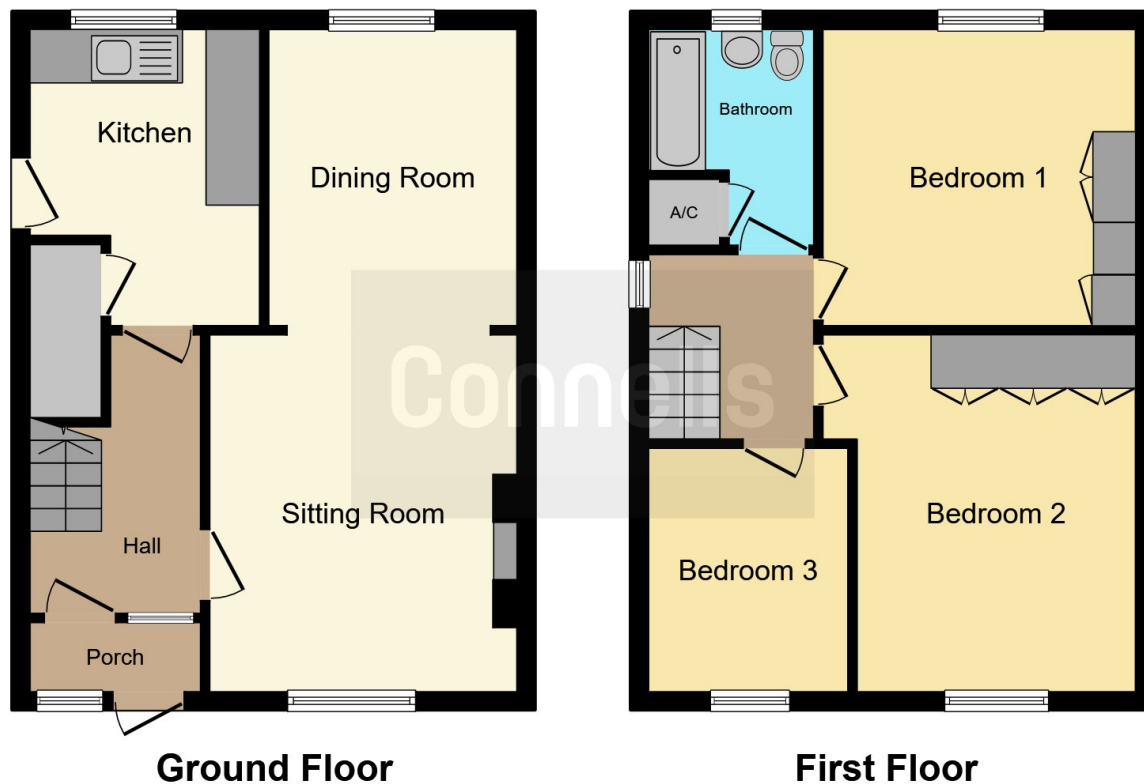
### Garage

To the rear of the property is garage. Also providing a parking space in front of the garage.

## Services

All main services are connected to the property.





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

**T 01905 611 411**  
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3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: C    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/WOR315298](http://connells.co.uk/Property/WOR315298)**

Tenure: Freehold



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Property Ref: WOR315298 - 0005