



Connells

Hock Coppice
Lyppard Bourne Worcester

Hock Coppice Lyppard Bourne Worcester WR4 0PB

For Sale offers over
£140,000



Property Description

Modern Two-Bedroom Ground-Floor Apartment in the popular area of Warndon Villages.

This spacious two-bedroom ground-floor flat offers modern living in a peaceful, green setting. Beautifully updated throughout, the property boasts a contemporary finish, including a stylish, fully renovated ground-floor bathroom.

Set amidst mature greenery, the flat enjoys a sense of privacy and tranquillity, ideal for those seeking a quiet retreat with the convenience of local amenities nearby. Inside, the accommodation is generously proportioned with a light, airy feel, providing comfortable living space throughout.

Additional benefits include a private allocated parking space and well-maintained communal areas. With its combination of modern interiors, green surroundings, and practical layout, this home is perfect for first-time buyers, downsizers, or investors alike. The property would command a rental of £850-£900PCM.

Location

Lyppards

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctor's surgery, dentist, take away's, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpson's and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

Lyppard Bourne

The property is located in the area of Lyppard Bourne that gives access to walking on the site of the old Tolladine Golf Course. The catchment is for the primary School of Lyppard Grange and secondary is Tudor Grange Academy, which has a voted good Ofsted. Junction 7 of the M5 motorway is approximately 2 miles away.

Accommodation

This well-presented ground floor apartment has private hall, sitting/dining room, kitchen, two bedrooms, bathroom. There is a communal garden to the rear and allocated off road parking.

Accommodation Details

Communal Entrance Hall

The communal door leads to the communal hall, with door to the apartment.

Private Entrance Hall

Storage cupboard, ceiling light, security entrance phone, doors to bedroom, bathroom and sitting/dining room.



Sitting/Dining Room

14' 10" x 11' 2" (4.52m x 3.40m)

Front facing uPVC double glazed window, ceiling light, dado rail, electric heater, door to kitchen.

Kitchen

8' 11" x 7' 2" (2.72m x 2.18m)

Rear facing uPVC double glazed window, stainless steel single drainer sink unit, space for fridge/freezer, space for cooker, space and plumbing for washing machine, ceiling light, range of eye and floor mounted units.

Bedroom One

11' 5" x 10' 1" (3.48m x 3.07m)

Front facing uPVC double glazed window, built in double wardrobe with hanging and shelving, ceiling light, electric heater.

Bedroom Two

9' 7" x 6' 10" (2.92m x 2.08m)

Rear facing uPVC double glazed window, ceiling light, electric heater.

Outside

Outside Front

To the front is a lawned foregarden with pathway to the front communal door. There is access to the rear.

Outside Rear

Enclosed rear communal gardens which is laid to lawn, gate to allocated parking space.

Services

All services are connected apart from gas.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies





To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL307211

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1990. 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 Connells Warndon Villages Office proceed out of Ankerage Green turning left into Mill Wood Drive, continue along Mill Wood Drive turning left into Vetch Field Avenue, and right into Hock Coppice where the property is situated set back from the road on the left-hand side.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D	Council Tax Band: B	Service Charge: 1080.00	Ground Rent: 50.00	Tenure: Leasehold
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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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