



## **1 BED MAISONETTE CHELMSFORD DRIVE, WORCESTER**

- Maisonette
- 1 Bedroom
- WR5
- Chain Free
- Viewings 7 Days A Week
- First Time Buyer/ Investor
- Allocated Parking space
- Viewings 7 Days A Week
- Lease extension subject to



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

# Open 7 Days a Week

## Description

Chain Free One Bedroom Apartment in WR5 for Offers Over £110,000.

The vendor is in the process of extending the lease and will extend it subject to offer.

Ground floor maisonette comprising lounge, kitchen, double bedroom, bathroom and also the benefit of double glazing with allocated parking space, located to the South of the city providing ease of access to junction 6 and 7 of the M5 motorway.

The property is available now and we can do viewings 7 days a week call us now to arrange a viewing.

We believe this property makes the ideal investment, with a potential rental income of £525 pcm offering a gross yield of 5.7%

## Enclosed Entrance Porch

Via UPVC double glazed front door, UPVC double glazed window to side aspect, laminate flooring, ceiling light point, outside lighting, door to:

## Lounge

3.15m x 5.49m (10'4" x 18'0")

UPVC double glazed window to front aspect, radiator, two night storage heaters, storage cupboard, ceiling light point, arch to:

## Kitchen

3.73m x 1.83m (12'3" x 6'0")

UPVC double glazed windows to front and side aspects, range of eye level and base storage units with laminate work surfaces over, stainless steel sink drainer unit with mixer tap over, built-in gas oven, electric hob with extractor hood over, plumbing for washing machine, part tiled walls, storage cupboard housing hot water tank, vinyl flooring, ceiling light point.

## Bedroom One

2.97m x 3.89m (9'9" x 12'9")

UPVC double glazed window to rear aspect, built-in wardrobes, night storage heater, ceiling light point.

## Bathroom

UPVC double glazed window to side aspect, panelled bath with shower over, vanity wash

hand basin with mixer tap over, low level W.C., part tiled walls, extractor fan, shaver point, vinyl flooring, ceiling light point.

## Front Of Property

Pathway to front door, lawn.

## Rear Of Property

Laid to lawn.

## Directions

Leave Worcester City Centre along London Road and continue for some distance. At the roundabout bear left onto Spetchley Road. Turn left into Nunnery Lane and then left again into Hillery Road. Take the first right into Mortlake Avenue and first right again into Prestwich Avenue. Follow to the end and then turn right onto Liverpool Road. Take the first right again onto Chelmsford Drive.

## Tenure - Leasehold

**Date Particulars Created 30.01.2020**

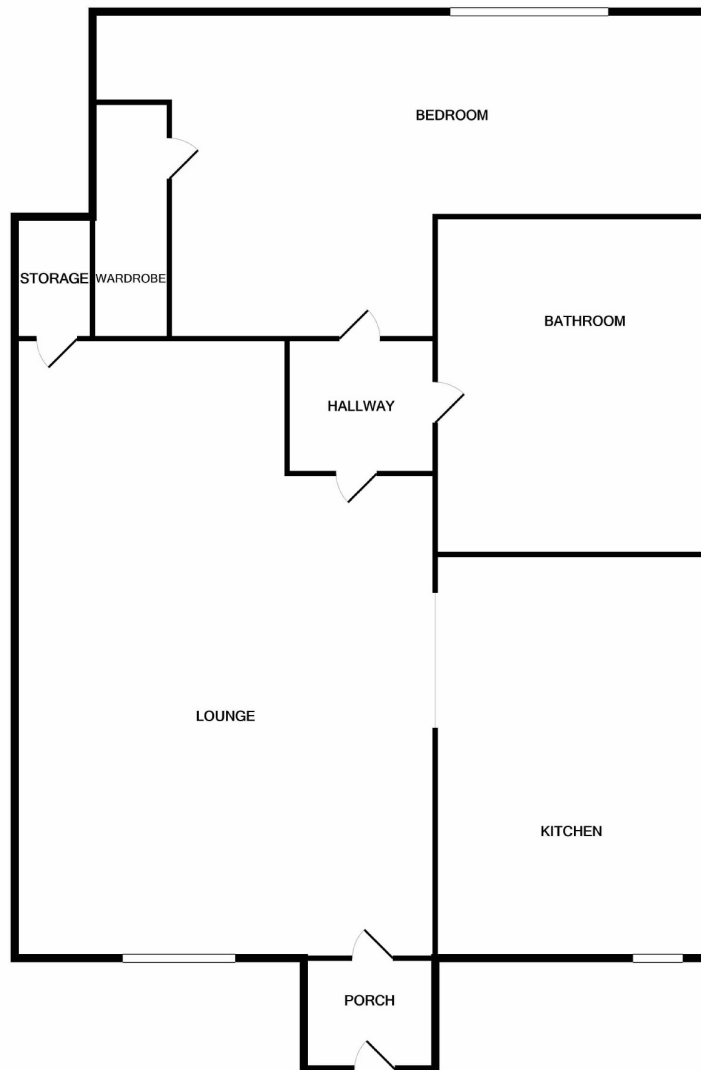
## Agents Note

Agents Note should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

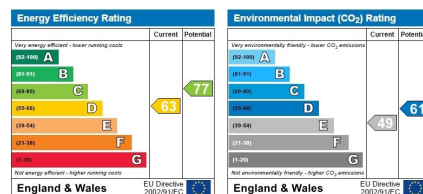
## Property Price:

Offers Over £110,000





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

**VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222**

**292 Tolladine Road, Worcester, WR4 9BA**

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