



2 BED HOUSE - END TERRACE GREEN LANE, WORCESTER

- End Terrace
- Allocated Parking
- Two Bedrooms
- Kitchen/Diner
- Walking Distance to City Centre
- Private Rear Garden
- GCH and Double Glazing
- Close to Primary/High Schools
- EPC: C72

Description

TWO BEDROOM END TERRACE HOUSE AVAILABLE IN WR3 FOR OFFERS OVER £170,000

This two bedroom property offers buyers an entrance hall, kitchen/diner, lounge, two bedrooms and a bathroom,

Further benefits include one allocated parking space plus one visitor parking space.

The property is conveniently located within walking distance to the City Centre and the local primary/high schools.

Potential Rental income of £775 PCM offering a yield of 5.1%

Entrance Hall

Radiator, ceiling light point, doors to lounge and kitchen.

Lounge

4.70m x 3.58m (15'5" x 11'9")

UPVC double glazed window and french doors to rear garden, television point, radiator, laminate flooring, ceiling light point.

Kitchen Diner

UPVC double glazed window to rear aspect, range of eye level and base storage units with work surfaces over, stainless steel one and a half bowl sink drainer unit with mixer tap over, electric oven and hob with extractor hood over, plumbing for washing machine, integrated fridge and freezer, combination boiler, radiator, ceiling mounted spot lights.

Landing

Access to loft space, ceiling light point, doors to all rooms.

Bedroom One

3.84m x 2.62m (12'7" x 8'7")

UPVC double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring, ceiling light point.

Bedroom Two

2.03m x 3.35m (6'8" x 11'0")

UPVC double glazed window to front aspect, laminate flooring, ceiling light point.

Bathroom

UPVC double glazed window to front aspect, panelled bath with shower over, pedestal wash

hand basin with mixer tap over, low level W.C., extractor fan, fully tiled walls, heated towel rail, ceiling light point.

Front Of Property

Steps up to front entrance, gravelled area, enclosed by timber panel fencing.

Rear Of Property

Block paved patio area, astro turf, gated rear access, enclosed by timber panel fencing.

Allocated Parking

One allocated parking space in communal parking area plus one visitors parking space.

Directions

From The Property Centre turn right on to Tolladine Road, take your first left into Ambleside Drive proceed to the bottom, turning left at the roundabout into Brickfield Road, proceed to the roundabout and turn left into Astwood Road then first right into Green Lane where the property can be found on the left hand side as indicated by our agents 'For Sale' board.

Tenure - Freehold

Date Particulars Created 05.03.21

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. 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:

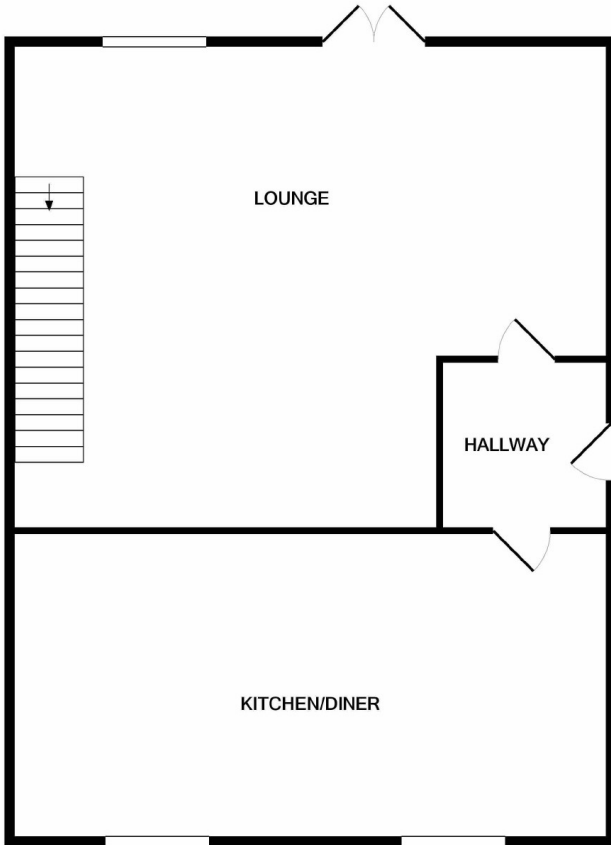
Offers Over £170,000



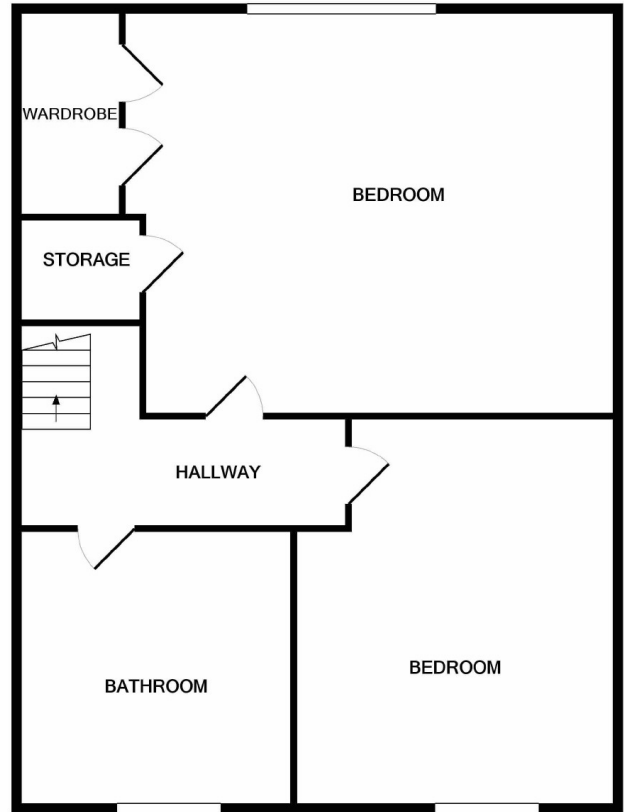
THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01905 22222



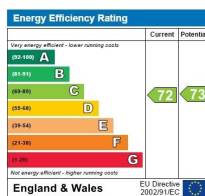


GROUND FLOOR



1ST FLOOR

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-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222

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