



**Connells**

Orchard Street  
Worcester



## Property Description

A brilliant opportunity to acquire a four bedroom property in the popular area of Cherry Orchard, which is in close proximity to Diglis docks. This dwelling is comprised of a house with three bedrooms, bathroom and kitchen, with a separate studio style flat below, fully contained. The property is up for sale as a full purchase with the options to turn it back to a single dwelling. Needing a small amount of work, this home is ideal for anyone looking for a project or a buy to let investor.

## 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 Hall

Two ceiling lights and a radiator.

Doors leading to lounge, kitchen and single dwelling below.

Stairs leading to first floor.

### Living Area

Front facing double glazed window, ceiling light, radiator, telephone point and carpet flooring.

### Kitchen

Rear facing double glazed window, ceiling pendant light, granite effect work surfaces, splashback tiling, stainless steel sink/drainer, space for fridge/freezer, space for freestanding washing machine/dishwasher, integrated electric oven, gas hob with stainless steel cooker hood, Ferrolli central heating boiler and lino flooring.

## First Floor

### Landing

Ceiling pendant light and carpet flooring.

Doors to bathroom, bedroom one and two.

Stairs to loft conversion.

## Bedroom One

Front facing single glazed window, double panel radiator, original feature cast iron fireplace with wooden surround, ceiling pendant light and carpet flooring.

## Bedroom Two

Rear facing double glazed window, fitted wardrobe, single panel radiator, original feature cast iron fireplace with wooden surround, ceiling pendant light and carpet flooring.

## Bathroom

Ceiling light, double panel radiator, wash hand basin, low level WC, tile splashback, wall mounted vanity cupboard, bath with mixer taps and mains shower over, extractor fan and tile effect lino flooring.

## Bedroom Three/ Loft Conversion

Reduced head height, side facing double glazed window, rear facing double glazed velux window, double panel radiator and carpet flooring.

## Lower Ground Floor Flat

### Lounge/ Kitchen

Lounge

Ceiling light, rear facing double glazed window, double panel radiator, telephone point, open plan including kitchen and laminate flooring.

Kitchen

Fitted kitchen comprising of: granite effect work surfaces, stainless steel sink/drain, two eye level units and a range of floor units, integrated electric oven, gas hob and space for washing machine/dishwasher.

Doors leading to internal hallway and outside rear.

### Internal Hallway

Laminate floor, doors to bedroom four and shower-room.

### Bedroom Four

Archway to open wardrobe, front facing double glazed window, side facing double glazed window, ceiling light, fuse box (for lower ground floor), double panel radiator and

carpet flooring.

## Shower Room

Two ceiling lights, double panel radiator, wash hand basin with tile splashback, low level WC, shower cubicle, extractor fan and laminate flooring.

## Outside

### Outside Front

Concrete path running to front door. Gravel garden and concrete steps providing side access to rear garden.

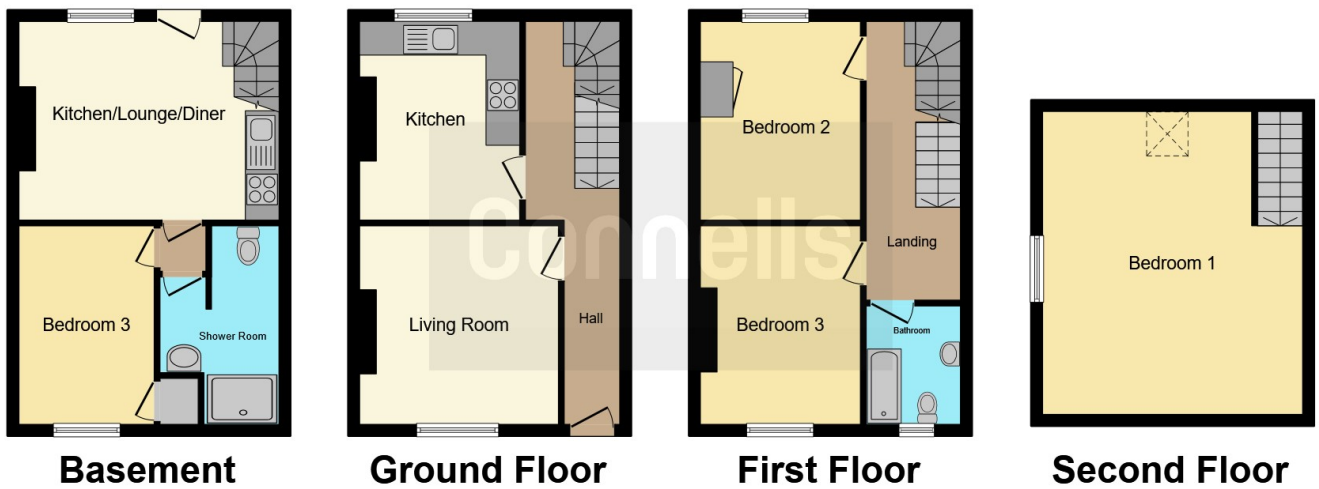
### Outside Rear

Slab paved pathway running down length of garden. Pond, brick storage outhouse, shrubbery borders and outside WC.

## Services

All mains 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

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EPC Rating: E Council Tax Band: B

**view this property online [connells.co.uk/Property/WOR315950](http://connells.co.uk/Property/WOR315950)**

Tenure: Freehold



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.

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