



Connells

Gawtree Way
Worcester



Property Description

A Byrant three bedroom home situated in Lyppard Habington with hall, sitting room, conservatory, dining kitchen, utility/cloakroom, three bedrooms, en-suite and shower room.

There are gardens to the front and rear, off road parking and garage.

There is no onward chain, gas fired central heating and uPVC double glazing.

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.

Location

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.

Accommodation Details

Ground Floor

Porch

Composite door into entrance hall

Entrance Hall

Front facing uPVC double glazed

window, glazed door to dining kitchen, utility/cloakroom, glazed door to sitting room, stairs to first floor, ceiling light, radiator.

Utility/Cloakroom

Side facing uPVC double glazed window, WC, worksurface with inset wash hand basin and double cupboard under, space for washing machine, space for tumble dryer, wall mounted boiler, tiled splashbacks, ladder style radiator, ceramic tiled floor.

Sitting Room

Front facing window with uPVC glazing, Adam Style fireplace with inset living flame gas fire and tiled surround, two ceiling lights, coving to ceiling, picture rail, wood laminate flooring, uPVC double glazed patio doors to conservatory.

Conservatory

Part brick and uPVC construction, ceiling light, tiled floor, French doors to garden.

Dining Kitchen

Front facing uPVC double glazed bay window, ceiling light, coving to ceiling, picture rail, double panel radiator.

Rear facing uPVC double glazed window, stainless steel single drainer sink with mixer tap over, stainless steel gas hob with cooker hood over, larder unit housing stainless steel electric oven and microwave, ceiling light, a range of wall mounted and floor mounted units including pan drawers, further larder unit, space for fridge freezer, space and plumbing for dishwasher, uPVC door to garden.

First Floor

Landing

Rear facing uPVC double glazed window, access to loft space, two storage cupboards, doors to bedrooms and shower room.

Bedroom One

Front facing uPVC double glazed window, built in double wardrobe, ceiling light radiator, wood laminate flooring, door to en-suite.

En-Suite

Side facing uPVC double glazed window, vanity unit with inset wash hand basin, WC, shower cubicle, recess spot light, chrome ladder style radiator, fully tiled walls, ceramic tiled floor.

Bedroom Two

Front facing uPVC double glazed bay window, built in wardrobes, ceiling light, double panel radiator, wood laminate flooring.

Bedroom Three

Rear facing uPVC double glazed window, built in wardrobes, ceiling light, radiator.

Shower Room

Rear facing uPVC double glazed window, walk-in shower having power shower and rainfall shower and shower screen, vanity unit with inset wash hand basin and storage, WC, ladder style radiator, tiled walls and tiled floor.

Outside

Outside Front

To the is a lawned foregarden with established borders, pathway to the front door, gated access to the rear garden, driveway providing off road parking for several vehicles, access to the garage.

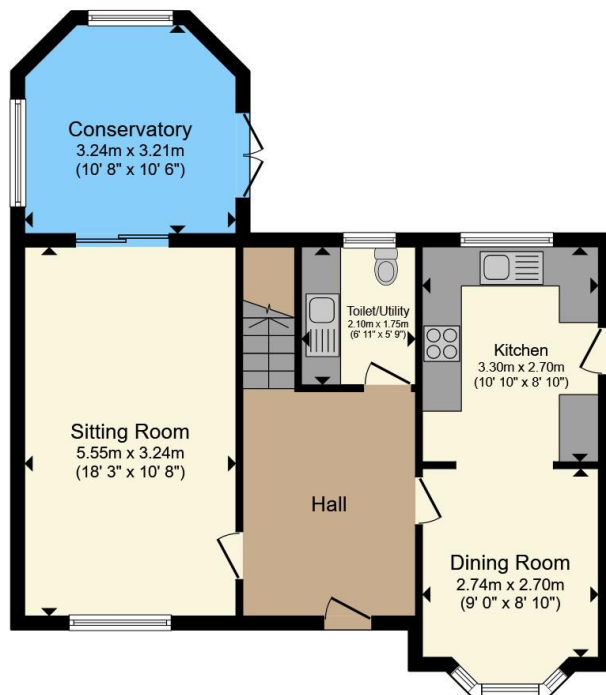
Outside Rear

To the rear is an established rear garden, with sun terrace, feature seating area in the centre, the garden is mainly laid to lawn, access to front and personnel door to the garage.

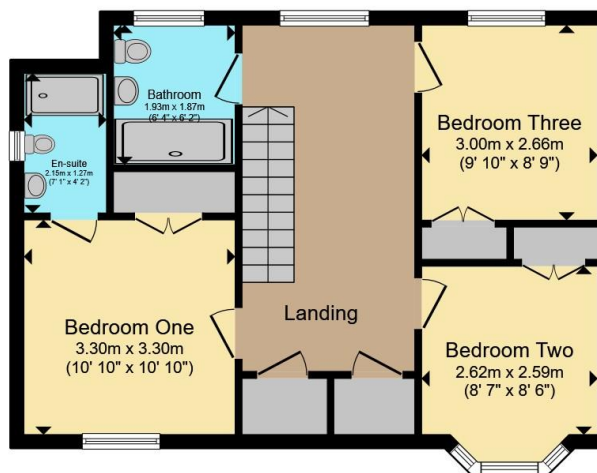
Services

All services are connected to the property.





Ground Floor



First Floor

Total floor area 117.4 m² (1,263 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL307565

directions to this property:

From our Connells Warndon Villages office proceed out of Ankerage Green, turning right onto Millwood Drive, continue along Millwood Drive for some distance until you reach the T-junction. Take the right turning into Plantation Drive and continue along for a short distance taking the third turning on your right into Barass Avenue. Continue along this road and take the first turning on your right into Whirlpiece Avenue, and almost immediately take the first turning on your left into Gaw Tree Way where this property will be located on your right as denoted by our Connells For Sale board.

Band: E

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.

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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