



Connells

Hamble Close  
Worcester

# Hamble Close Worcester WR5 1NF

for sale  
**£110,000**



## Property Description

Situated in a quiet residential position on Hamble Close, this well - presented one - bedroom ground floor maisonette is offered to the market as no onward chain, making it an ideal purchase for first time buyers, investors or those looking to downsize. The property benefits from it's own private entrance leading into a bright and spacious sitting room. The fitted kitchen provides ample storage and worktop space, while the double bedroom offers comfortable accommodation, A neatly presented bathroom suite completed the internal layout. Externally the property benefits from ample parking and a communal garden.

## Location

Worcester City Centre offers a wide range of high street brands, as well as boutique shops and independent retailers. A variety of restaurants, pubs, and wine bars are also located within the city.

Junction 7 of the M5 motorway is approximately three miles away, and Worcester benefits from two train stations at Foregate Street and Shrub Hill, both providing regular services to Birmingham and direct trains to London Paddington.

Education in Worcester includes several well-regarded schools such as Stanley Road, St George's RC, Cherry Orchard Primary School, and Blessed Edward Secondary School. The city also boasts prestigious independent schools, including King's School and the Royal Grammar School, alongside the University of Worcester, which is highly regarded for its teaching, sport, and research programmes.

## Ground Floor

### Entrance Porch

Storage cupboard, UPVC Front door into hall

### Entrance Hall

### Lounge

11' 6" x 11' 1" ( 3.51m x 3.38m )  
Archways to kitchen, bathroom and bedroom, Ceiling light, coving to ceiling, Electric storage heater, Front facing UPVC double glazed window, sockets for surround sound

## Kitchen

12' 5" x 5' 3" ( 3.78m x 1.60m )  
Front facing UPVC double glazed window, stainless steel single drainer sink unit, Integrated cooker and electric hob with cookerhood, space for fridge and washing machine, range of wall and floor mounted units , ceiling light

## Hallway

Doors to bathroom and bedroom one, storage cupboard

## Bedroom One

9' x 8' 9" ( 2.74m x 2.67m )  
Two rear facing UPVC double glazed window, ceiling light, electric storage heater, fitted double wardrobe with courtesy lighting

## Bathroom

Rear facing UPVC double glazed window, WC, wash hand basin, bath with shower over, part tiled wall, ceiling light

## Rear Garden

The rear is communal and maintained by the management company

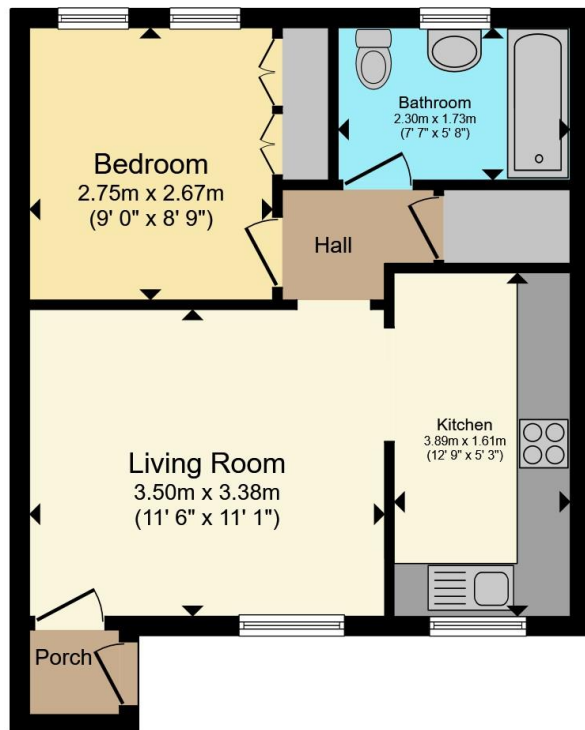
## Services

All mains services are connected to the property with exception of central heating

## Agents Note

This property is currently undergoing a lease extension to 157 years.





Total floor area 41.8 m<sup>2</sup> (450 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](http://www.propertybox.io)

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**view this property online [connells.co.uk/Property/WVL307600](http://connells.co.uk/Property/WVL307600)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. 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 the Connells Warndon Villages office turn left onto Mill Wood Drive and take the first exit on the roundabout onto Woodgreen Drive. At the next roundabout go straight over and then take the third exit on the following roundabout onto Newtown Road. Follow the road for some time and then turn left onto Humber Road, then follow it onto Calder Road. Take a left turn onto Medway Road, then turn right onto Hamble close, the property will be on the right hand side.

EPC Rating: D Council Tax Band: A Service Charge: 1250.04 Ground Rent: Ask Agent

Tenure: Leasehold



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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