



35 Hamilton Road, Worcester, WR5 1AG  
Guide Price £225,000

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Icons: Bed, Bath, Sofa, Lightbulb

Philip Laney & Jolly Worcester welcome to the market this charming two double bedroom Victorian terraced home, set on the popular Hamilton Road in the heart of Worcester. Blending character with everyday practicality, the property is ideally positioned within walking distance of the vibrant city centre, offering easy access to a wide range of shops, restaurants and local amenities. Junction 7 of the M5 is also just a short drive away, making it well suited for commuters.

Inside, the home offers two reception rooms, providing flexible living and dining space, along with a fitted kitchen. The main living area is comfortable and inviting, creating a pleasant space to relax or entertain. The cellar is currently used as a home office and offers multiple uses. The bathroom is modern in style and designed to suit contemporary living. The property further benefits from double glazing and gas central heating.

The first floor provides two well proportioned double bedrooms, both benefiting from good natural light and offering versatile space.

Outside, the property enjoys a low maintenance rear garden, perfect for relaxing or dining outdoors with minimal upkeep required.

Overall, this is a well located home with plenty of potential, making it an appealing option for first time buyers, small families or investors alike.

EPC: D Council Tax Band: B Tenure: Freehold

#### Ground Floor

Composite front door into:

#### Dining Room

Double glazed windows to front aspect. Oak flooring. Fireplace. Radiator and ceiling light point.

#### Inner Hallway

Stairs rising to first floor. Radiator and ceiling light point. Door to:

#### Cellar

Currently used as an office. Double glazed exit window. Radiator and ceiling light point.

#### Living Room

Double glazed window to the rear aspect. Radiator and ceiling light point. Laminate flooring.

#### Kitchen

Double glazed windows to the side aspect. Obscure double glazed door to garden. Kitchen fitted with a range of wall and base units. Space for fridge freezer. One and a half sink and drainer. Gas hob and oven with chrome hood over. Space and plumbing for washing machine with work surface over.

#### Bathroom

Obscure double glazed window to side aspect. Bath with shower over, basin inset to vanity unit and WC. Tiled floor and walls. Chrome heated towel rail. Radiator and ceiling light point.

#### First Floor Landing

Loft access. Doors to both bedrooms.

#### Bedroom One

Double glazed window to front aspect. Radiator and ceiling light point.

#### Bedroom Two

Double glazed window to rear aspect. Built-in wardrobe. Radiator.

#### Outside - Front

Brick wall with gated access to the front door.

#### Outside - Rear

Having shared access to neighbouring property. Low maintenance seating area enclosed by timber panel fencing. Outside light and tap.

#### Parking

Parking for the property is on the road.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.





#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Council Tax Worcester

We understand the council tax band presently to be : B

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Broadband

We understand currently full fibre broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

#### Property to sell?

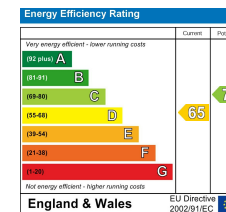
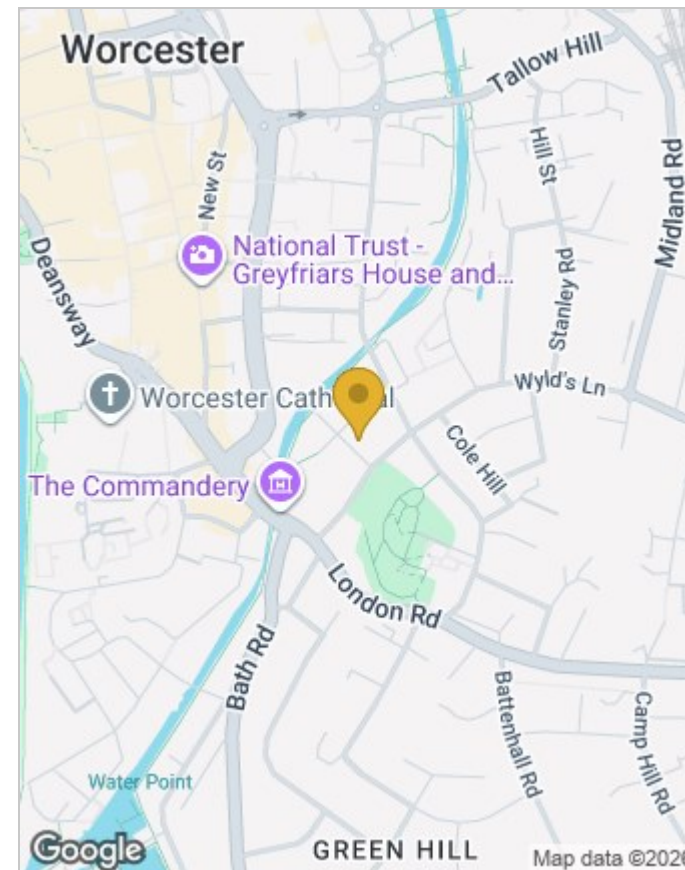
If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester and Malvern areas for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.