Philip Laney & Jolly

15 New Bank Street, Worcester, WR3 8AN

Asking Price £240,000

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PLJ Worcester are pleased to bring to the market this delightful mid-terrace Victorian house offering a blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for first time buyers or families. The en-suite and family bathroom provide convenience and comfort, ensuring that morning routines run smoothly.

Situated in the sought-after WR3 postcode, this home is located on the north side of Worcester, a popular residential area known for its friendly community and accessibility. Residents will appreciate the proximity to local amenities, making daily errands a breeze. Additionally, Gheluvelt Park is just a short stroll away, offering a lovely green space for leisurely walks, picnics, or family outings.

Downstairs you enter the property via the entrance hall providing a useful space before entering the living room which is an inviting room and provides a warm atmosphere for relaxation or entertaining guests. Additionally downstairs is the kitchen with integrated cooker and hob plus space for appliances.

This property presents an excellent opportunity for those looking to settle in a vibrant neighbourhood with easy access to both the city centre and surrounding areas. Whether you are a first-time buyer or seeking a family home, this three-bedroom Victorian house on New Bank Street is certainly worth considering.

EPC: C Council Tax Band: B Tenure: Freehold

Hallway
Entrance door. Ceiling light point and stairs rising to first floor. Door to:

Living Room
Double glazed window to front aspect. Radiator and two ceiling light points.

Kitchen
Double glazed window to rear aspect and double glazed door to garden. Matching wall and base units with work surface over. Integrated double oven and five ring hob with extractor over. Space for fridge freezer and washing machine. Stainless sink and drainer with mixer tap. Tiled splashbacks. Ceiling light point.

First Floor Landing
Storage cupboard. Ceiling light point and doors off to:

Bedroom Two
Double glazed window to front aspect. Built-in cupboards. Radiator and ceiling light point.

Bedroom Three
Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom
Panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling light point and extractor fan.

Bedroom One - Second Floor
Double glazed window to rear aspect. Ceiling light point.

Ensuite
Double glazed Velux window. Quadrant shower cubicle with electric shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Electric fan heater. Extractor fan. Ceiling light point.

Rear Garden
Low maintenance rear garden with patio courtyard enclosed with walls on all sides. Gated rear access.

Tenure Freehold
We understand that the property is offered for sale Freehold.

Floor Plan
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.

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.

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 now 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.

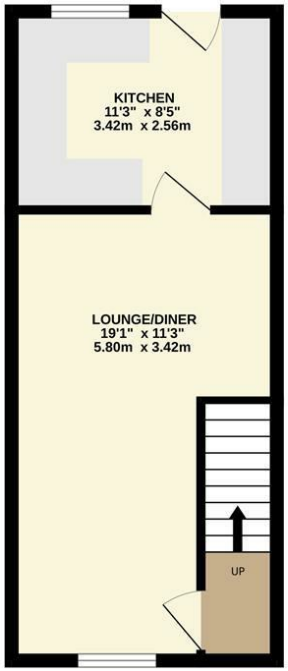
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

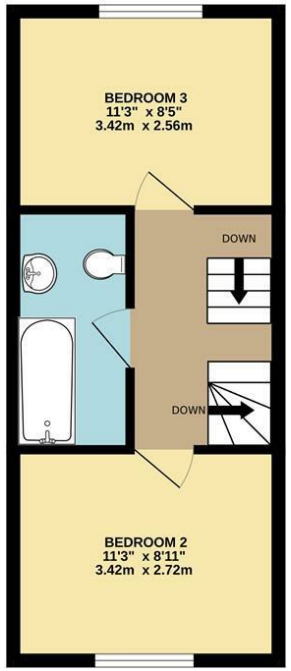
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

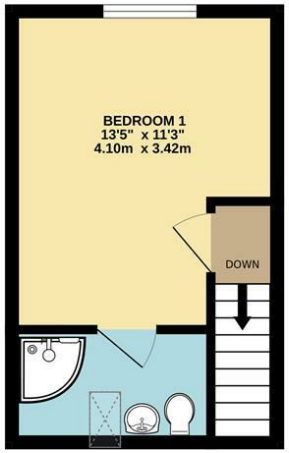
GROUND FLOOR

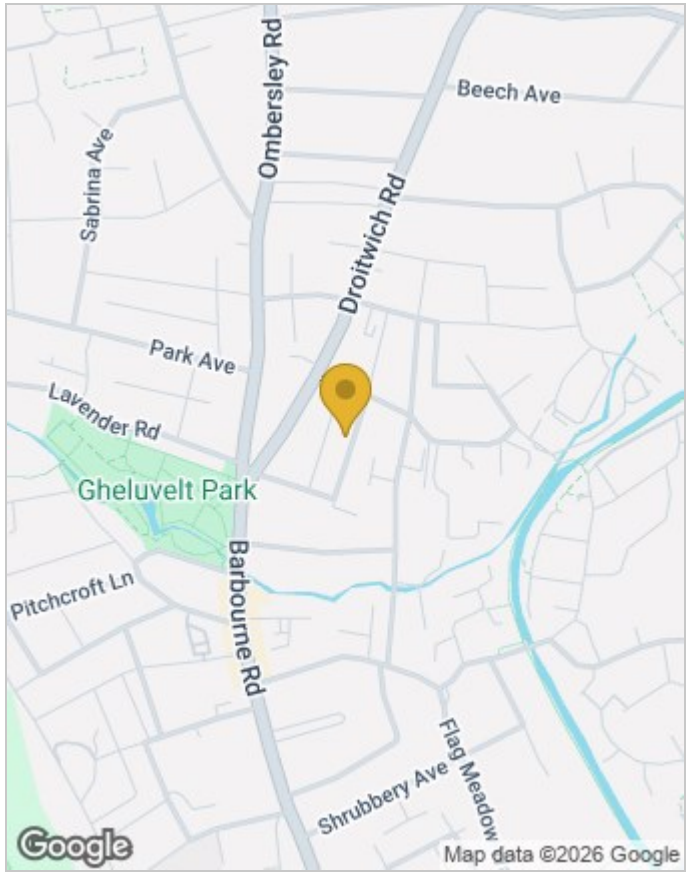


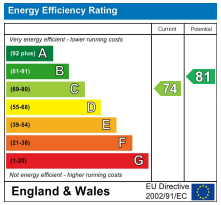
1ST FLOOR



2ND FLOOR







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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