



Connells

Newtown Road
Worcester



Property Description

An end terrace home that needs some modernisation, offering spacious accommodation, with hall, sitting/dining room, kitchen, three bedrooms and family bathroom. The property is close to Worcester City Centre and Worcester Royal Hospital and has front and rear gardens. The property has been cleared ready for personalisation.

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

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Accommodation Details

An end terrace home that needs some modernisation, offering spacious accommodation, with hall, sitting/dining room, kitchen, three bedrooms and family bathroom. There is no onward chain and gardens to the front and rear gardens.

Property Details

Ground Floor

uPVC glazed door to entrance porch.

Entrance Porch

Ceiling light, door to sitting/dining room.

Sitting/Dining Room

23' 7" x 15' 4" (7.19m x 4.67m)

Stairs to First Floor, Front facing window, two ceiling lights, understeers space, two storage heaters, sliding door to kitchen.

Kitchen

11' 5" x 6' 7" (3.48m x 2.01m)

Part glazed door to rear garden, rear facing window, stainless steel sink with tap over, range of wall and floor mounted units, work surfaces, space and plumbing for washing machine, space for cooker, stainless steel chimney style cookerhood, space for fridge freezer, ceramic tiled floor.

First Floor

Landing

Access to loft space with loft ladder, ceiling light, doors to bedroom and bathroom.

Bedroom One

13' 8" x 8' 6" (4.17m x 2.59m)

Front facing window, ceiling light, storage heater.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Rear facing window, ceiling light, storage heater.

Bedroom Three

9' 7" x 6' 4" (2.92m x 1.93m)

Front facing window, ceiling light, storage heater.

Bathroom

Rear facing window, bath, WC, wash hand basin, ceramic tiled walls, ceramic tiled floor.

Outside

Outside Front

To the front are steps through the foregarden, leading to the front door, pathway to gated access to rear.

Outside Rear

Sun terrace, mainly laid to lawn, gated access to the front, the garden fence has been replaced with feather board fencing and a new gate to improve security.

Services

All services are connected apart from gas.





To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307471

directions to this property:

From the Warndon Villages office turn left off Amperage Green onto Mill Wood Drive and then take the first exit off the roundabout onto Woodgreen Drive. Take the second exit over the next roundabout and then the third exit onto Newtown Road. Follow the road for some time and you will find the property on the left-hand side.

EPC Rating: E Council Tax
Band: B

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL307471 - 0003