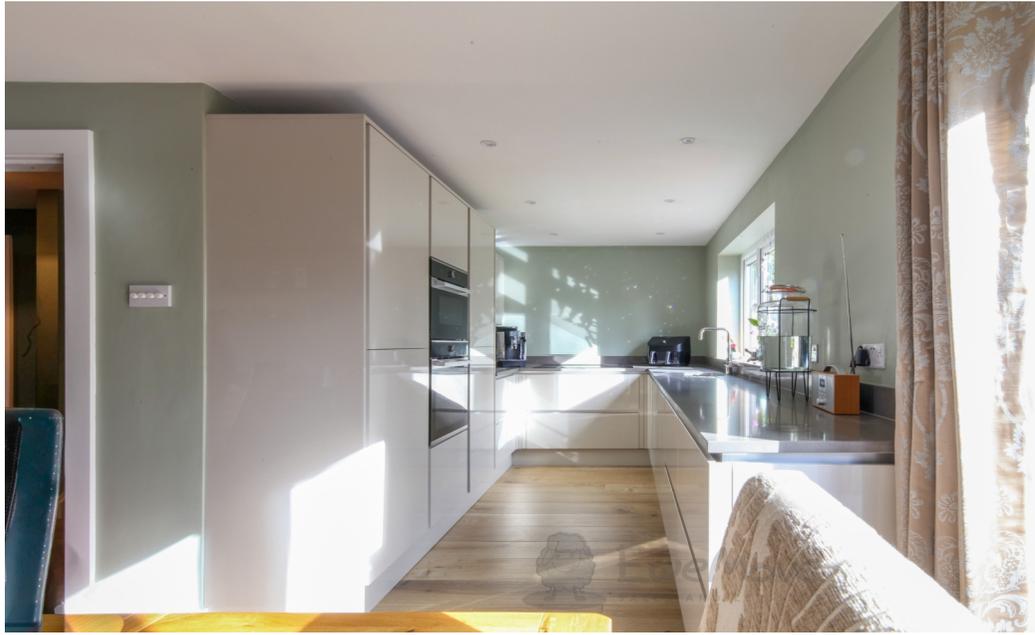




Offers In Excess Of £260,000

3 Bedroom Terraced House for sale
8 Dolphin Close, Worcester, WORCESTER





Overview

Tucked away in a peaceful cul-de-sac within the highly regarded St. John's area of Worcester, this beautifully updated home offers stylish, high-specification living in a highly convenient setting close to the city centre, excellent schools and transport links.



Key Features

- High Specification updated home
- Underfloor heating in Kitchen, Bathroom and Cloakroom
- Open Plan Living, engineered plank flooring
- South East Facing Garden
- 3 Double Bedrooms with Built in Wardrobes
- Single Garage and Parking
- Mushroom Gloss kitchen , large induction hob, integrated appliances
- High specification, Family Bathroom, Double sink, rainwater shower and more...
- Cul de Sac location
- St. Johns Area of Worcester, close to city and variety of schools and transport options









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The property has been thoughtfully modernised to create a contemporary open-plan living space, enhanced by engineered plank flooring that flows seamlessly through the ground floor. The striking mushroom gloss kitchen forms the heart of the home, featuring a large induction hob, integrated appliances and generous worktop space - ideal for both everyday living and entertaining. Underfloor heating to the kitchen, bathroom and cloakroom provides an added layer of comfort and luxury.

Upstairs, there are three generous double bedrooms, all benefitting from built-in wardrobes. The impressive family bathroom is finished to a high specification, complete with a double sink vanity unit, rainwater shower and quality contemporary fittings throughout.

Externally, the south-east facing garden enjoys excellent natural light and offers a private and inviting outdoor space. The property also benefits from a single garage and allocated parking.

Tenure details: The house and garden are Freehold. The garage and parking area are held on a 998-year lease with a share of freehold. There is an annual service charge of approximately £15 per month and a £10 annual ground rent.

A superb opportunity to acquire a stylish and move-in-ready home in one of Worcester's most desirable residential areas.

Double Glazed Throughout

Traditional Mid 20th Century Build. GCH and mains Utilities

Primary Schools: • Oldbury Park Primary, St. Clements CofE, Pitmaston

Secondary and Sixth Form: • Christopher Whiteheads College

Council Tax Band C £1891 in 2024-2025

EPC C



Flood risk - Very Low

Broadband speed Ultra fast 1800mb

Phone network 02,3, Vodafone : Good . EE :OK

ANTI MONEY LAUNDERING:

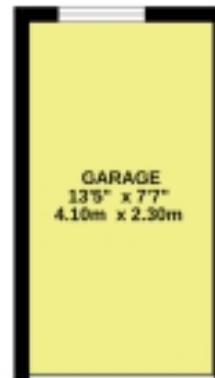
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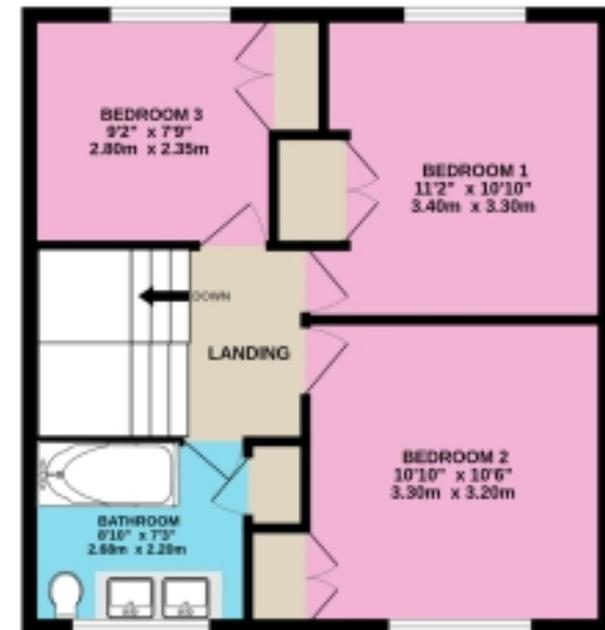
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Floorplans

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



3 BEDROOM MODERN MID-TERRACED, WITH PORCH AND SEPARATE SINGLE GARAGE

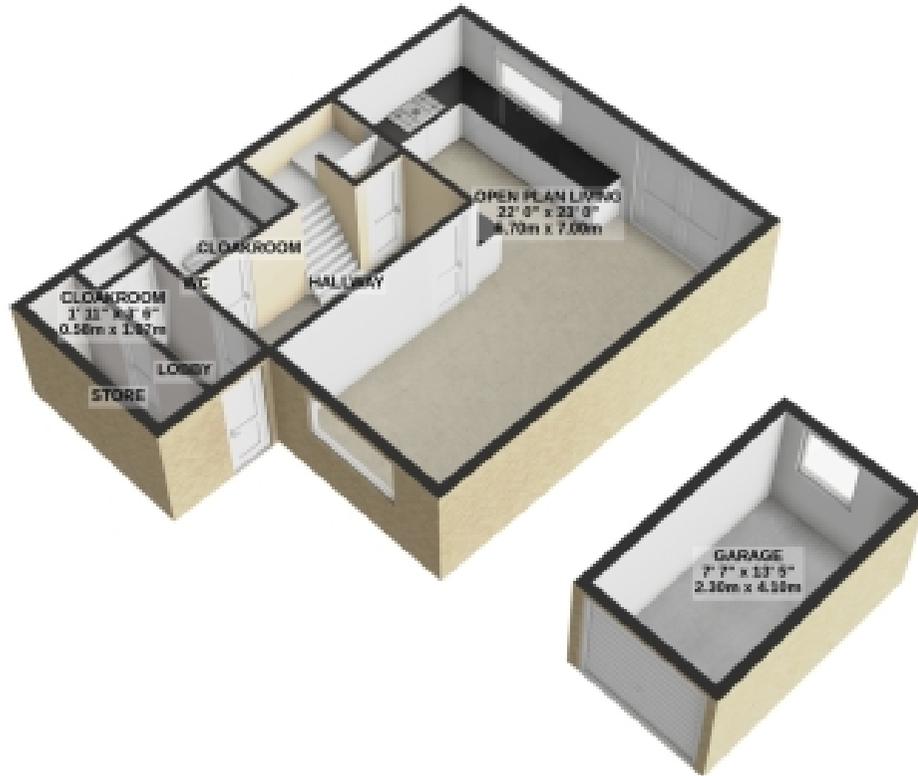
TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

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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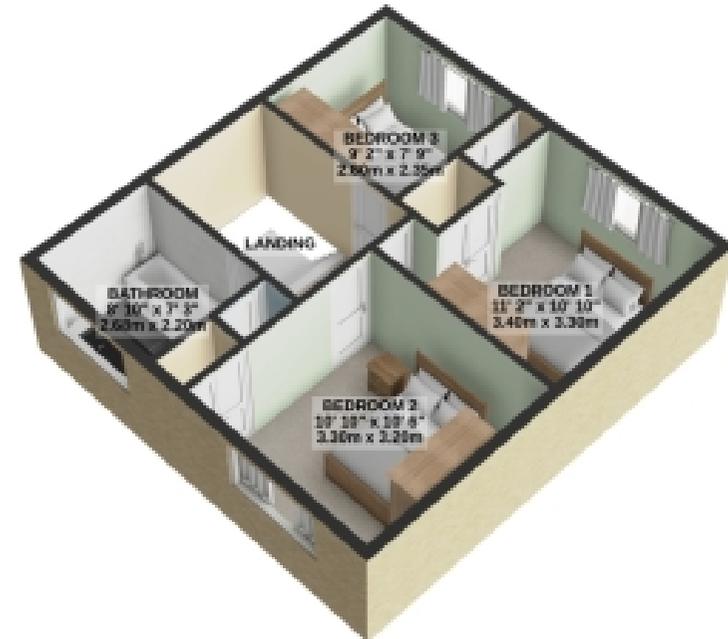


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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SALES AND LETTINGS