



Connells

Ontario Close
Lower Wick WORCESTER

Ontario Close Lower Wick WORCESTER WR2 4EQ

For Sale guide price
£200,000



Property Description

Situated in a popular residential location on Ontario Close, Lower Wick, Worcester, this three-bedroom semi-detached property offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to create their ideal family home or investment.

The ground floor comprises a welcoming living room, a separate dining room, a kitchen and a useful utility room, providing practical and versatile living space.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, a driveway providing off-road parking and a garage.

Offered for sale by the Modern Method of Auction, this property presents a fantastic opportunity for purchasers seeking a home with potential in a sought-after Worcester location.

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.

Ground Floor

Entrance Hall

Front facing double glazed window, radiator and carpet flooring.

Living Area

Front facing double glazed window, two radiators, two storage cupboards, electric fire and carpet flooring.

Dining Area

Rear facing double glazed window, radiator and carpet flooring.

Kitchen

Side facing double glazed window, breakfast bar, door to utility room and a radiator.

Utility

Side and rear facing double glazed window, radiator and carpet flooring.

Door to the side and rear.

First Floor

Landing

Side facing double glazed window, loft access, storage cupboard and carpet flooring.

Bedroom One

Front facing double glazed window, radiator and carpet flooring.

Bedroom Two

Rear facing double glazed window, radiator and carpet flooring.

Bedroom Three

Front facing double glazed window, radiator and carpet flooring.

Bathroom

Rear facing double glazed window, bath with shower, radiator and carpet flooring.

Outside

Outside Front

To the front of the property is a driveway, There is a laid to lawn area to the side and the driveway leads to the front door and the garage.

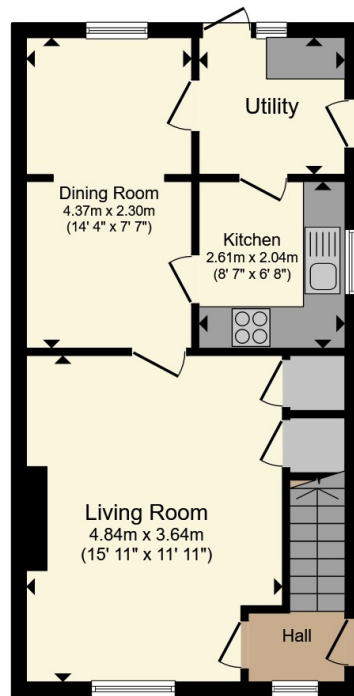
Outside Rear

To the rear of the property is a partly slabbed enclosed garden with decking. There is also a pond.

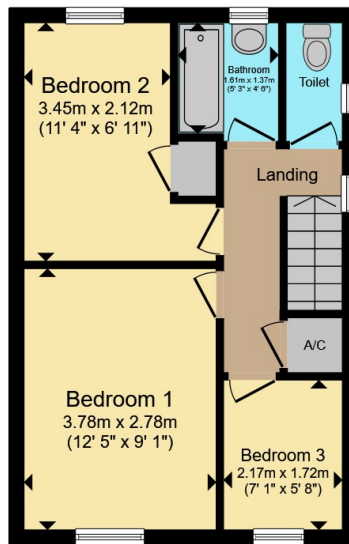
Services

All main services are connected to the property.





Ground Floor



First Floor

Total floor area 76.5 m² (824 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



To view this property please contact Connells on

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3 Foregate Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOR316009



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.

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