

Connells

Chacewater House Chacewater Avenue
Worcester

# Chacewater House Chacewater Avenue Worcester WR3 7AW

for sale
**£260,000**







## Property Description

Situated within the highly desirable Barbourne area of Worcester, Chacewater House forms part of an attractive and characterful period conversion with high Victorian ceilings on the sought-after Chacewater Avenue. The property enjoys a peaceful residential setting while remaining conveniently located for Worcester city centre, local amenities, schools, and transport links.

This well-positioned apartment offers an excellent opportunity for owner-occupiers, downsizers, or investors seeking a home in one of Worcester's most established residential areas. Chacewater House benefits from an attractive setting surrounded by similar quality homes, with easy access to nearby shops, parks, and Worcester Foregate Street railway station.

The property combines the charm and character associated with a period building with the original sash cord windows and practicality of modern apartment living. Its location is particularly appealing, providing a balance of tranquillity and convenience, close to the River Severn and facing Malverns Hills, with excellent access to the city centre, major road networks, and a range of leisure and recreational facilities.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

## Communal Entrance Hall

## Entrance Hall

## Kitchen Area

Side facing single glazed window, rear facing single glazed window overlooking communal garden, wall and base units, pantry, radiator and carpet flooring.

## Living Area

Two side facing single glazed sash cord windows facing towards the River Severn and Malvern Hills, bay area, two radiators, open fireplace and carpet flooring.

## Bedroom One

Two side facing single glazed sash cord windows facing the River Severn and Malvern Hills, fitted wardrobes, radiator and carpet flooring.

## Bedroom Two

Two front facing single glazed sash windows, hand wash basin, walk in shower, radiator and carpet flooring.

## Bathroom

Rear facing single glazed window, bath, storage cupboard, storage cupboard, radiator and carpet flooring.

## W.C

Side facing single glazed window, hand wash basin and carpet flooring.

## Outside

### Outside Front

To the front of the property is a gravelled communal driveway with steps leading up to the entrance door. Allocated parking and garage are to right of the property.

### Outside Rear

To the rear of the property is a communal garden area.

### Garage

In need of renovation and a new roof but offers potential for extra storage or space for a vehicle.

### Services

All mains' services are connected to the property.

### Leasehold

Length of lease: 999 years remaining from 1974
Annual Ground Rent: TBC
Annual Service Charge: TBC
All owners of flats in the building are sharers of the freehold. Each flat pays £75 per month into communal fund for maintenance/insurance.









To view this property please contact Connells on

**T 01905 724555**
**E warndonvillages@connells.co.uk**

Ankerage Green
WORCESTER WR4 0DZ

**directions to this property:**
From Worcester City centre continue North along the A38 and at the fork in the road at Gheluvelt Park talk the left hand fork onto the Ombersley Road and second left into Northwick Road. and turn right onto Redcliffe Street and continue left onto Chacewater Crescent and the property is on the left.

EPC Rating: E | Council Tax Band: C | Service Charge: Ask Agent | Ground Rent: Ask Agent | Tenure: Leasehold

**view this property online connells.co.uk/Property/WVL307770**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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