



2 St. Gabriels Terrace, Worcester, WR8 0DY
Offers Over £200,000

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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Malvern are delighted to welcome to the market 2 St Gabriels Terrace, a three bedroom property situated in the sought after village of Hanley Swan. Offered for sale with no onward chain, this property presents an excellent opportunity for buyers looking to modernise and improve a home to their own specification.

The accommodation comprises an entrance hall, kitchen and living room to the ground floor. Upstairs, there are three bedrooms and a family bathroom. While the property requires modernisation and updating throughout, it offers well proportioned accommodation and excellent scope for improvement.

Outside, there is a small courtyard area to the rear providing an outdoor space, together with the added benefit of an allocated parking space. To the front, there is a garden area.

Conveniently located within this popular village setting, with local amenities nearby and easy access to surrounding countryside, 2 St Gabriels Terrace is likely to appeal to first time buyers, investors and those seeking a refurbishment project with the potential to add value.

EPC: F Council Tax Band: B Tenure: Freehold

Council Tax MHDC

We understand the council tax band presently to be : B

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(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 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>

- EE- Good outdoor
- O2- Good outdoor
- Three- Good outdoor
- Vodafone- Good outdoor

Parking

Parking for the property is to the rear of the property with an allocated parking space.

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.

Floorplan

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.

Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

Mains electricity, 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.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

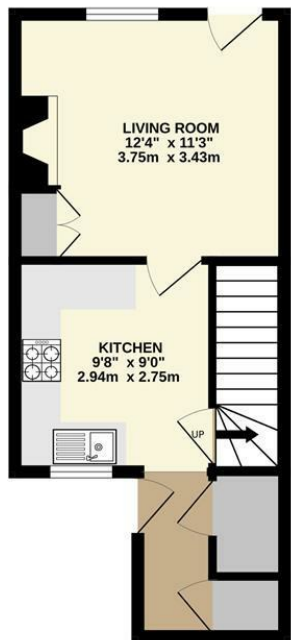
Verifying ID

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.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

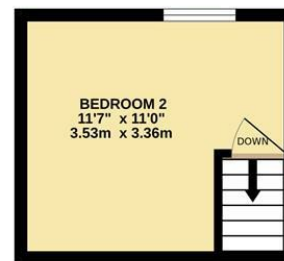
GROUND FLOOR



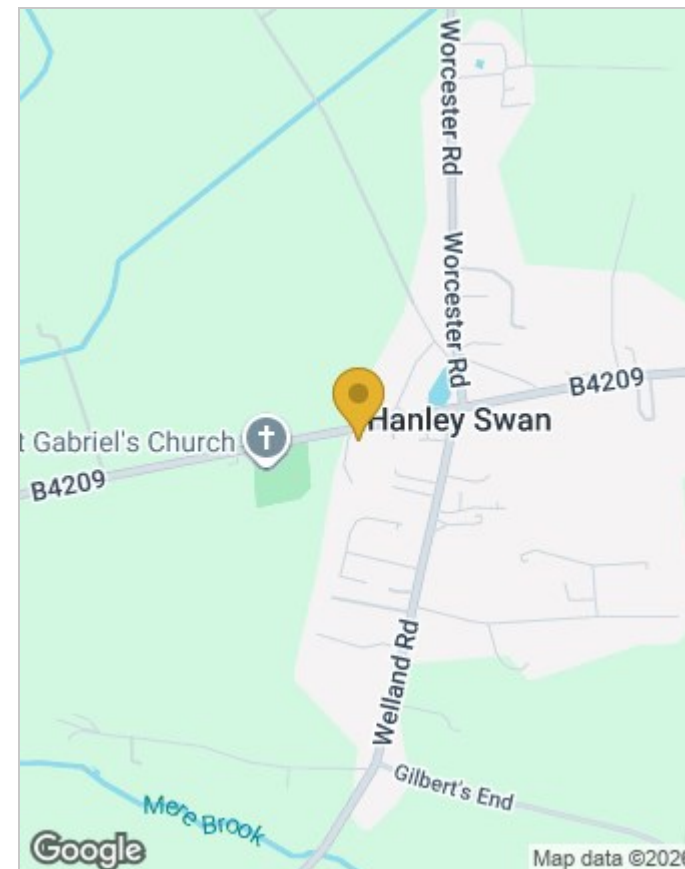
1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10kWh A			
11-14kWh B			
15-18kWh C			
19-24kWh D			
25-29kWh E			
30-35kWh F			
36-45kWh G			
Not energy efficient - higher running costs			
England & Wales		81	35
EU Directive 2002/91/EC			

Viewing

Please contact our Malvern Office on 01684575100 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.