

Philip Laney & Jolly

17 Raglan Street, Worcester, WR3 8AY

Guide Price £225,000

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PLJ Worcester bring to the market situated in this popular residential area just North of Worcester City Centre, this two-bedroom end terrace house which offers an excellent opportunity for both first-time buyers and investors alike. With no onward chain, this property is ready for you to move in and make it your own.

The house contains a well-designed layout, featuring two comfortable bedrooms upstairs whilst downstairs the living/dining room is a large open space perfect for entertaining guests or enjoying quiet evenings at home. Additionally downstairs is the galley kitchen and bathroom.

One of the standout features of this property is its private, low-maintenance rear garden ideal for enjoying the fresh air or hosting summer barbecues without the hassle of extensive upkeep.

Conveniently located within walking distance to a variety of local amenities, you will find shops, cafes, and parks just a short stroll away. This prime location ensures that you have everything you need right at your fingertips, making daily life both easy and enjoyable.

In summary, this delightful end terrace house on Raglan Street is a fantastic opportunity to secure a home in a vibrant community. With its appealing features and prime location, it is not to be missed.

EPC: D Council Tax Band: B Tenure: Freehold

Lounge/Dining Room
Obscure double glazed entrance door. Double glazed window to front and rear aspects. Two ceiling light points and two radiators. Stairs rising to first floor.

Kitchen
Double glazed window to side aspect. Kitchen fitted with a range of wall and base units with worksurface over. Space for cooker, washing machine and fridge-freezer. Stainless steel sink and drainer with mixer tap. Tiled splashback. Radiator and ceiling light point.

Rear Lobby
Double glazed door to rear garden. Ceiling light point.

Bathroom
Obscure double glazed window to side aspect. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling light point.

Landing
Radiator and ceiling light point.























Bedroom One
Double glazed window to front aspect. Radiator and ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Radiator and ceiling light point.

Parking
Parking for the property is on street parking with no permit required

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, 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.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : B
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Floor Plan
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.

Broadband
We understand currently that 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.

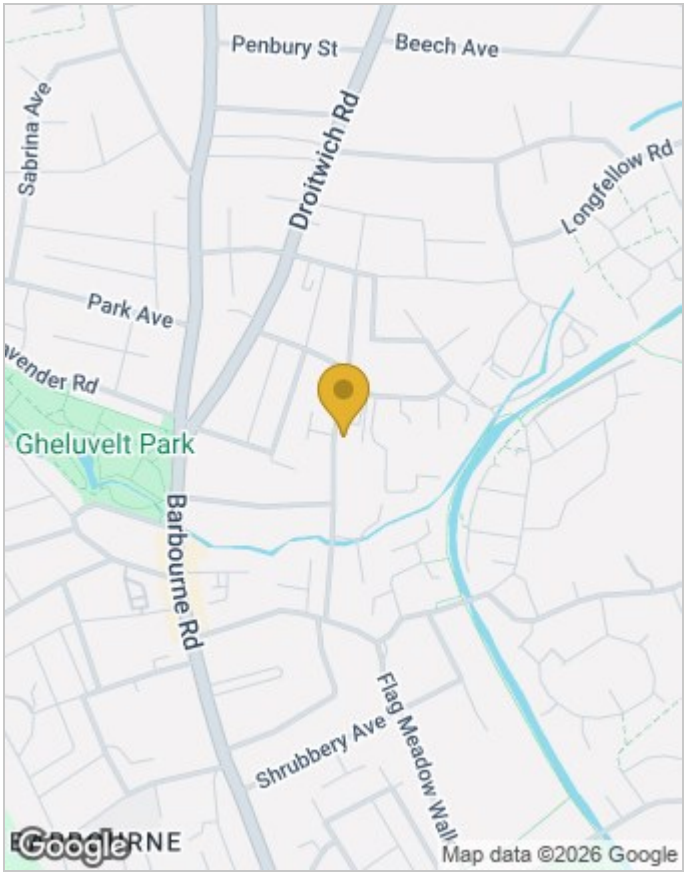
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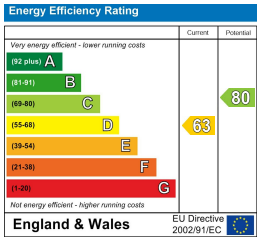
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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.

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.

Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.







Viewing

Please contact our Worcester Office on 01905 26664 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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