

Philip Laney & Jolly



73 Lower Chestnut Street, Worcester, WR1 1PD

Guide Price £250,000



Philip Laney & Jolly Worcester are delighted to present this charming Victorian mid-terrace home, offering a wonderful blend of period character and modern convenience. Ideally situated within easy reach of Worcester city centre, this attractive property provides well-proportioned accommodation, making it an excellent choice for first-time buyers, professionals, small families, or investors alike.

The property features two generous reception rooms, offering versatile living space perfect for entertaining guests or relaxing at home. Upstairs are two double bedrooms, with the principal bedroom benefitting from the added luxury of an en-suite bathroom, while a second bathroom on the ground floor provides added convenience for family living and visitors.

To the rear, the low-maintenance garden offers a pleasant outdoor space to unwind or enjoy, without the demands of extensive upkeep. Just a short stroll from the city centre, the property enjoys easy access to a wide range of shops, restaurants, cafés, and local amenities, making it ideal for those seeking the convenience of city living.

Combining timeless Victorian charm with practical living spaces, this delightful home presents a fantastic opportunity to enjoy a characterful property in a highly convenient location. Early viewing is highly recommended.

EPC: C Council Tax Band: B Tenure: Freehold

Living Room

Ceiling light point. Doorway into dining room. Stairs rising to first floor. Radiator. Built in cupboards and shelving. Gas fireplace. Sash bay windows to front aspect.

Dining Room

Ceiling light point. Radiator. Storage cupboard. Log burner. Double glazed sash window to rear aspect. Doorway to:

Kitchen

Matching wall and base units with worksurfaces over. One and a half bowl sink and drainer. Integrated cooker and hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Tiled splashbacks. Space for double width fridge freezer. Ceiling light point. Double glazed window to side aspect. Door leading to rear garden. Door to:

Bathroom

Ceiling light point. Tiled walls. Panelled bath with mains fed shower over. Wall mounted wash hand basin. Low level WC. Obscure double glazed window to rear aspect. Extractor fan. Electric fan heater. Heated towel rail.

Landing

Ceiling light point. Loft access. Doors to:

Bedroom One

Ceiling light point. Built in storage cupboard. Radiator. Double glazed sash window to rear aspect. Door to en-suite.

En-suite

Two ceiling light points. Chrome heated towel rail. Wash hand basin inset into vanity unit with matching wall unit. Tiled splashbacks. Panelled bath with mixer tap. Double glazed sash window to rear aspect. Low level WC. Corner shower cubicle with mains fed shower.

Bedroom Two

Ceiling light point. Double glazed sash window to front aspect. Radiator. Built in storage cupboard.

Rear Garden

Low maintenance rear garden. Laid to paving and store shed.

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).





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, 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.

Tenure

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.

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>

Parking

Parking for the property is available with a permit.

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, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor and in-home

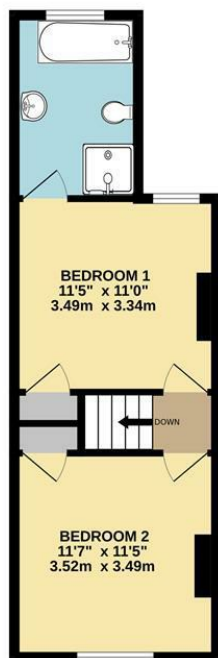
Vodafone -Good outdoor and in-home



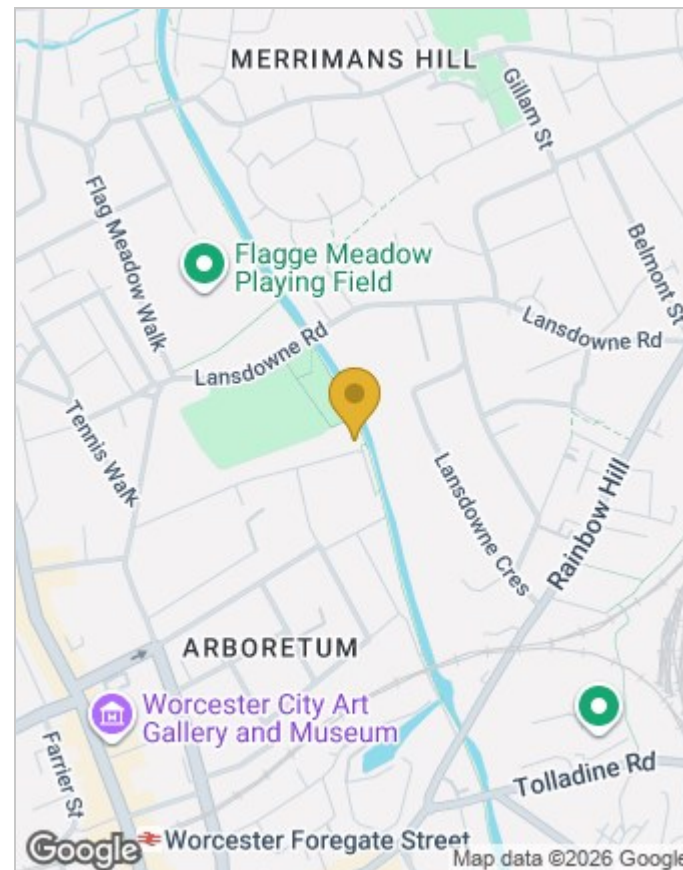
GROUND FLOOR



1ST 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.