



## 4 Whitehorse Close

Worcester, WR2 4EB

In need of full renovation, this semi-detached property is located within a popular residential area close to local amenities to include, local schools, shops, pubs and easy access to the M5. In brief the accommodation comprises Entrance Porch, Living Room, Kitchen Dining Room and Conservatory. Whilst to the first floor are Three Bedrooms and Bathroom. With enclosed rear gardens, driveway parking and Garage. This property offers plenty of potential and is offered for sale with no onward chain.

**£250,000**

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## Entrance Porch

Entrance door opens to the Entrance porch with double glazed window to the front aspect, wood effect flooring and single glazed window to the Living Room. Door to:

## Living Room

12'5" x 16'9" (3.79 x 5.13)

A spacious room with doors to understairs storage cupboards, electric heater, stairs rising to the First Floor Landing and door to the Kitchen Dining Room.

## Kitchen Dining Room

8'2" x 15'6" (2.50 x 4.74)

The Kitchen Dining Room provides ample space for a dining table.

The Kitchen is fitted with the range of base and eye-level units with working surfaces, stainless steel sink unit with drainer and mixer tap and space for a slot in oven. Space and plumbing for a washing machine and space for a tall appliance. Electric heater and double glazed window to the side aspect and glazed door to the Conservatory.

## Conservatory

14'2" x 8'5" (4.33 x 2.59)

UPVC constructed with single glazed windows to the rear and side aspects, sliding door to the rear Garden and glazed door to the Garage and parking.

## First Floor Landing

Stairs rise to the First Floor Landing with doors off to all rooms and door to the airing cupboard housing the water tank. Double glazed window to the side aspect, electric heater and access to the boarded loft space via hatch with drop down ladder.

## Bedroom One

12'10" x 9'3" (3.93 x 2.83)

Large double glazed window to the front aspect providing views of the common, wooden floor boards and electric heater.

## Bedroom Two

7'2" x 11'6" (2.19 x 3.52)

Large double glazed window to the rear aspect providing views of the rear Garden. Sliding door to fitted wardrobe currently housing hanging rail and shelving. Electric heater.

## Bedroom Three

7'5" x 6'0" (2.28 x 1.85)

Double glazed window to the front aspect and electric heater.

## Bathroom

Fitted with a coloured suite comprising low flush WC, pedestal wash hand basin and corner bath unit with mains shower attachment and tiled walls. Dual aspect double glazed windows to the rear and side aspect.

## Outside

The fore Garden is laid to lawn with paved parking for leading to the Garage.

The Garden to the rear of the property is laid to stone for ease of maintenance with numerous mature shrubs and hedges. Paved seating area adjoins the property and timber fencing encompasses the Garden.

## Garage

7'7" x 19'2" (2.33 x 5.86)

Single garage with up and over door, power and lighting.

## Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Freehold

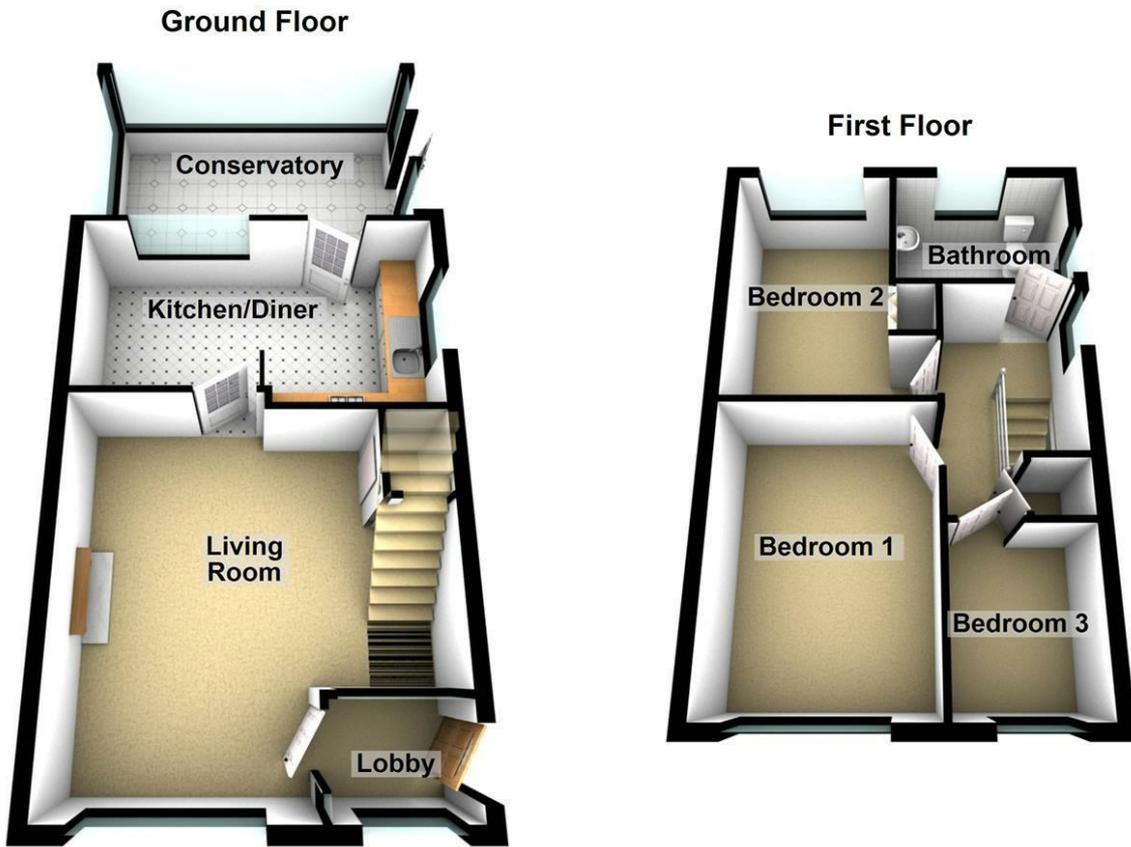
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



# Floor Plan



## 4 Whitehorse Close, Worcester

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.