Denny & Salmond

01684 561866

Residential Sales & Letting Agents

16 Trefoil Close

Worcester, WR5 3QR

Located in the popular area of St Peters within easy reach of local amenities and junction 7 of the M5, this two bedroom semi-detached property would make an ideal buy to let investment of a perfect first home. In brief, the accommodation comprises, entrance hall, kitchen, living room, two bedrooms and bathroom. With front and a generous rear garden and two allocated parking spaces to the front of the property. Offered for sale with no onward chain. Viewing is via the Agent. EPC Rating D

Guide Price £205,000

16 Trefoil Close

Worcester, WR5 3QR

2 1 1 D

Entrance Hall

The entrance door leads into the Entrance Hall with wood effect flooring, staircase rising to the first floor, door to Living Room and archway to Kitchen.

Kitchen

9'4" x 5'7" (2.85m x 1.71m)

The Kitchen is fitted with a range of beech effect base and eye level units with working surfaces and tiled splashback. Slot-in gas cooker with four ring gas hob, stainless steel sink unit with drainer, space and plumbing for a washing machine and space for a further tall appliance. Cupboard housing "Worcester" combination boiler, tiled flooring and double glazed window to the front aspect.

Living Room

14'1" x 11'9" (4.30m x 3.6m)

With the continuation of the wood effect flooring, double glazed window and double glazed sliding door opening to the rear garden. Radiator and door to a useful understairs storage cupboard.

First Floor Landing

From the Entrance Hall the staircase rises to the first floor landing. With doors off to both Bedrooms and Bathroom. Radiator and access to loft space via hatch.

Bedroom One

11'9" x 8'6" (3.6m x 2.6m)

Double glazed window to the rear aspect, overlooking the rear garden and with views towards the Malvern Hills. Radiator and built-in double wardrobe.

Bedroom Two

8'6" widening to 11'9" x 7'7" (2.6m widening to 3.6m x 2.32m)

Double glazed window to the front aspect, radiator and door to an over stairs storage cupboard.

Bathroom

The Bathroom is fitted with a white suite comprising, panelled bath with Triton electric shower over and folding glass screen with tiled walls. Pedestal wash hand basin and low-level WC. Chrome "ladder" style radiator, shaver point and light, obscured double glazed window to the side aspect and tiled flooring.

Outside

To the front of the property is a small lawned fore-garden with mature shrubs and a pathway leading to the entrance door and gated side aspect. Driveway parking for two vehicles is located at the front of the property.

The garden to the rear of the property is predominantly laid to lawn with a paved patio seating area adjoining the property. With gated side access, mature shrubs and plants creating privacy and outdoor lighting and a useful timber shed. The garden is enclosed by timber fencing.

Council Tax Band

We understand that this property is council tax band C
This information may have been obtained via 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.

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.

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.

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

Buy to Let - Agents Note

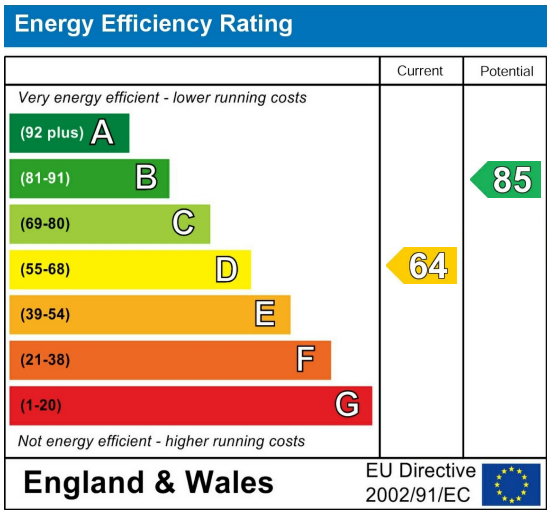
This property is currently tenanted and should a buy to let investor be interested, could be sold with the tenant in situ. The tenant is currently paying £845.50 per calendar month. Should you require any further information please contact Denny & Salmond Estate Agents.

What3words

///detonated.yard.spices

bulk

Floor Plan



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.