Philip Laney & Jolly



206 Bath Road, Worcester, WR5 3ER

Auction Guide £160,000

3 2 2 E

** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **
Philip Laney & Jolly are delighted to bring to the market this period home situated on Bath Road, offering an exciting opportunity for cash buyers seeking a property to modernise and personalise to their own taste. Ideally located within easy reach of the City Centre, local amenities, schools and transport links, the property provides spacious and versatile accommodation throughout.

The ground floor comprises an entrance hall leading to two generous reception rooms, offering flexible living and dining space with potential for further improvement or reconfiguration if desired. To the rear of the property is the kitchen, which provides access to the garden, together with a downstairs shower room and separate WC for added convenience.

To the first floor, there are two well proportioned double bedrooms along with a further occasional bedroom or study. A family bathroom completes the accommodation on this floor.

Externally, the property benefits from a good sized rear garden offering excellent potential for landscaping or possible extension, subject to the necessary consents. Requiring full modernisation throughout, this is a rare opportunity for cash buyers to acquire a character property with significant potential in a convenient and established location. Offered for sale with no onward chain.

EPC: E Council Tax Band: B Tenure: Freehold

Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56
day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A
Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack
fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%
of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service
provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are
optional.

Entrance Porch
UPVC double glazed door and side panel. Wall light point. Wooden to

Hallway
Exposed wooden floor. Electric heater. Ceiling light point and stairs rising to first floor.

Living Room
Double glazed bay window to front aspect. Exposed wooden floor and ceiling light point.

Kitchen
Double glazed window to side aspect. Wooden wall and base units. Stainless steel sink and drainer. Space for 4 ring cooker. Worksurfaces over Ceiling light point. Pantry with obscure double glazed window to the side.

Dining Room
Double glazed window to rear aspect. Two built-in understairs storage cupboards. Ceiling light point.

Downstairs Shower Room
Obscure double glazed window to the side aspect. Walk in shower cubicle and pedestal wash hand basin. Ceiling light point.























W C
Obscure double glazed window to the rear aspect. Low level WC and ceiling light point.

First Floor Landing
Night storage electric heater. Doors to all rooms.

Bedroom One
Double glazed window to front aspect. Ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Built-in wardrobes. Exposed wooden floors and ceiling light point.

Bedroom Three/Study
Double glazed window to side aspect. Exposed wooden floor. Door to:

Bathroom
Obscure double glazed window to rear aspect. Panelled bath, pedestal wash hand basin and low level WC. Airing cupboard. Ceiling light point.

Front Garden
Wrought iron gate with path to front door.

Rear Garden
Gated access to rear garden. Wooden outside storage.

Parking
Parking for the property is on road with potential subject to local planning approval to create parking to the rear.

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.

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.

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).

Broadband
We understand currently that Full Fibre Broadband is available to order now 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

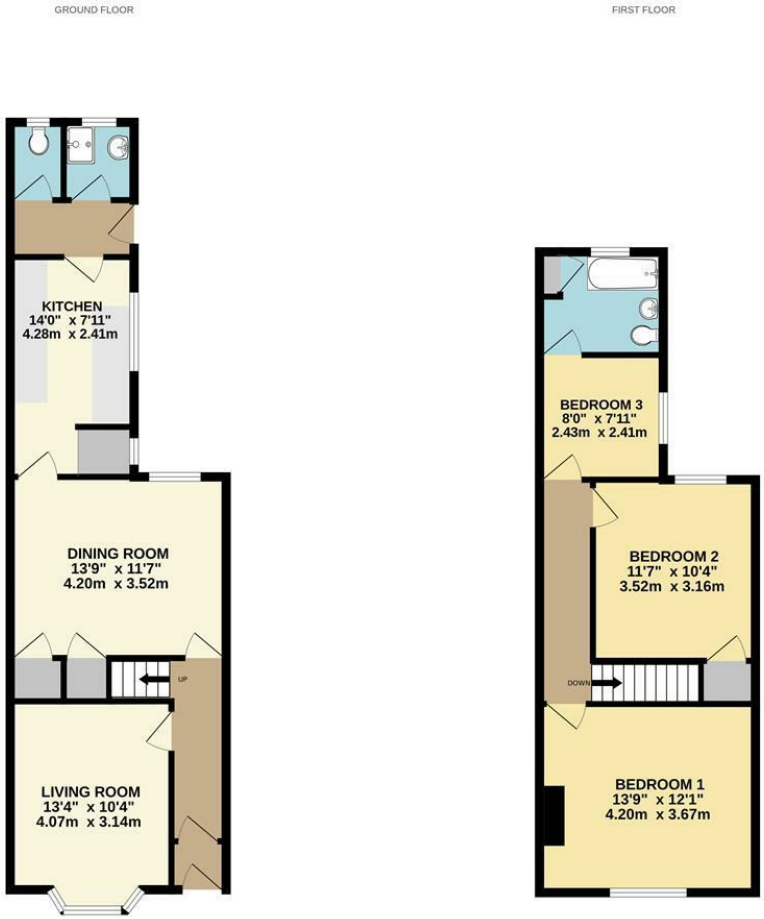
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification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

Agent's Note
This property is offered for sale to cash buyers only due to the extent of refurbishment and remedial works required. Prospective purchasers should be aware that the property is unlikely to be suitable for mortgage lending in its current condition.

A copy of the recent survey report, detailing the property's condition and recommended works, is available upon request.



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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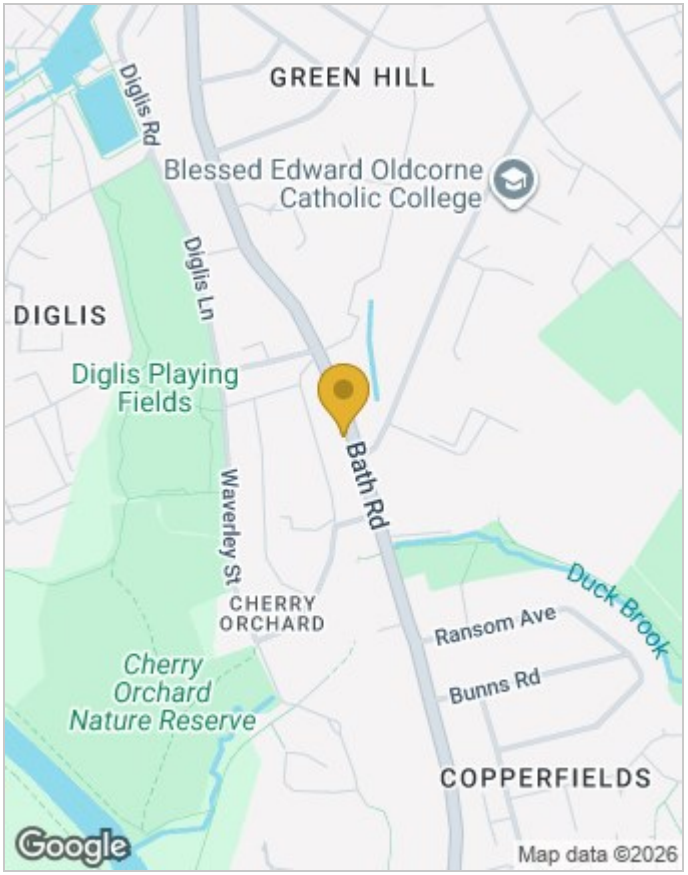

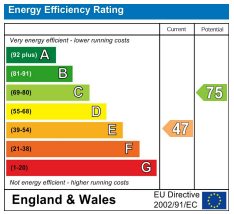

Viewing

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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