



Philip Laney & Jolly

the property professionals

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FOR SALE
www.plj.worcester.co.uk

2 Riverview Close, Worcester, WR2 6DB

Guide Price £350,000



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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

PLJ Worcester bring to the market this three-bedroom detached house which presents an excellent opportunity for those looking to create their ideal home. Situated in Riverview Close, the property is set within a popular residential location to the west of Worcester City Centre and is being offered for sale for the first time in over 60 years.

The property comprises a welcoming entrance hall, spacious living room, kitchen and downstairs WC. Upstairs are the three well proportioned double bedrooms, allowing this home to offer ample space for a growing family or those wishing to accommodate guests. The bathroom, while functional, is in need of modernisation, allowing you to personalise the space to your taste and style.

One of the standout features of this property is the large rear garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months.

Additionally, the house benefits from parking to the front, ensuring convenience for you and your visitors, plus a single garage.

Located within this popular residential area west of the city centre, you will find yourself within easy reach of local amenities, schools, and transport links, making this an ideal location for families and professionals alike.

This property is ready for you to inject your own flair and creativity. With some modernisation, it has the potential to become a lovely family home in a desirable location.

EPC: D Council Tax Band: D Tenure: Freehold

Hall

Obscure glazed entrance door. Radiator. Ceiling light point. Understairs storage cupboard. Stairs rising to first floor.

WC

Obscure glazed window. Radiator. Ceiling light point. Wall mounted wash hand basin. Low level WC. Tiled splashback.

Living Room

Double glazed window to front aspect. Ceiling light point. Two radiators. Gas fire. Double glazed sliding doors.

Kitchen

Double glazed window to rear aspect. Strip light. Radiator. Door to side passage. Wall and base units with work surfaces on top. Space for cooker, washing machine and fridge-freezer. Stainless steel sink and drainer. Tiled splashback.

Side passage

Door to front. Obscure double glazed door to rear. Door to garage. Ceiling light point.

Landing

Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom One

Double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom Two

Double glazed window to front aspect. Radiator. Ceiling light point.





Bedroom Three

Double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom

Obscure double glazed window to front and side aspects. Panelled bath with electric shower. Pedestal wash hand basin. Radiator. Ceiling light point. Airing cupboard. Tiled splashback.

WC

Obscure double glazed window to side aspect. Low level WC. Tiled splashback.

Rear Garden

Gated side access. Secure with timber panelled fencing and wall. Laid mainly to lawn with planted trees and shrubs. Patio seating area.

Garage

Up and over door. Light and power.

Parking

Parking for the property is off-road parking via the driveway to the front.

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 - Freehold

We understand that the property is offered for sale Freehold.

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.

Council Tax Worcester

We understand the council tax band presently to be : D

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 at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

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>

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.

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.

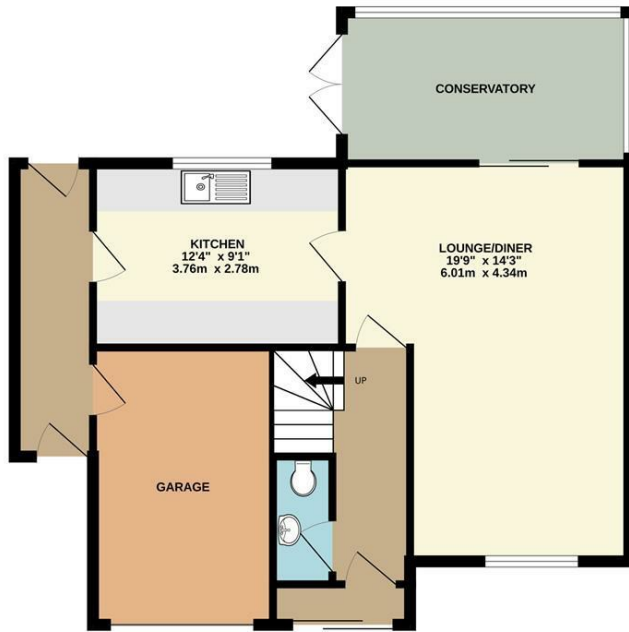
Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

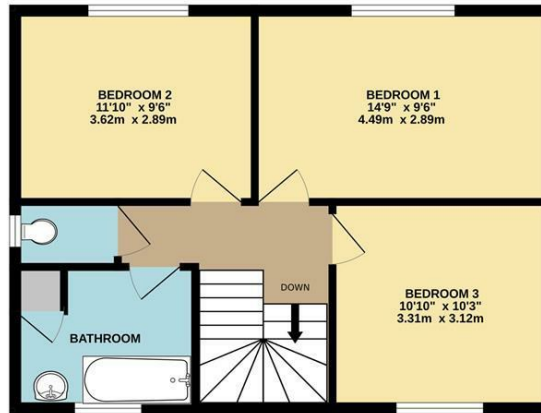
Property to sell?



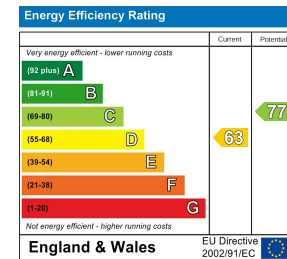
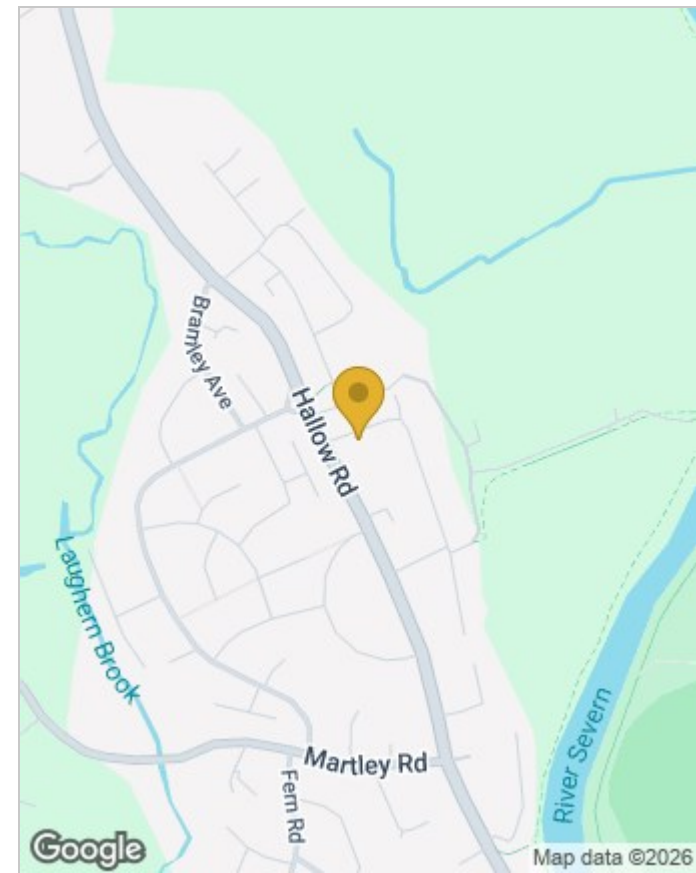
GROUND FLOOR



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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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.