


22 Hydrangea Close, Worcester, WR5 3SR

Guide Price £200,000

1 1 1 C

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

Philip Laney & Jolly Worcester are delighted to present this immaculate one-bedroom end-terrace house, situated in the highly popular residential area of St Peters, Worcester in a private cul-de-sac location. Ideally positioned on the south side of the city, the property is within walking distance of a range of local amenities and offers excellent access to the M5 motorway and Worcestershire Parkway Railway Station.

Beautifully presented throughout, the accommodation briefly comprises a modern fitted kitchen and a well-proportioned living room on the ground floor. To the first floor is a spacious double bedroom and modern bathroom.

Externally, the property benefits from an attractive landscaped rear garden, providing a low-maintenance outdoor space ideal for relaxing or entertaining. There is also the added benefit of an allocated parking space to the front.

An ideal opportunity for first-time buyers, professionals or investors, this well-presented home combines modern living with a convenient location and excellent transport links.

EPC: C Council Tax Band: B Tenure: Freehold

## Kitchen

Obscure double glazed entrance door. Double glazed window to front aspect. Integrated fridge, double gas oven and hob and extractor over. Modern wall and base units with work surface over. Space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap. Ceiling spotlights. Radiator. ceiling light point. Understairs storage cupboard with power.

## Living Room

Double glazed French doors to rear garden and double glazed window to rear aspect. Ceiling light point. Radiator. Stairs rising to first floor.

## Landing

Double glazed window to front aspect. Storage cupboard. Radiator and ceiling light point. Loft access.

## Bedroom

Double glazed window to rear aspect. Built-in storage cupboards with one housing combi boiler. Radiator and ceiling light point.







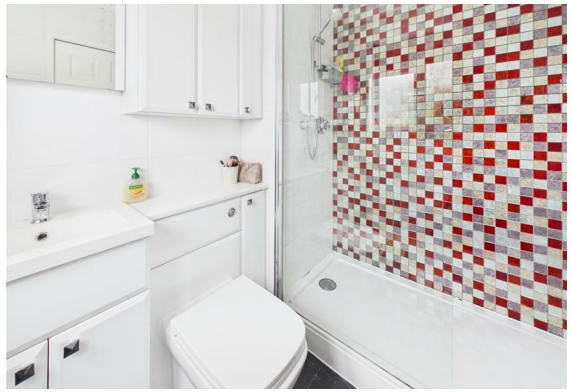


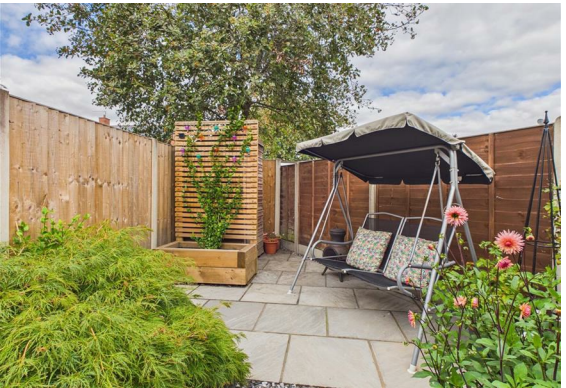














## Bathroom
Obscure double glazed window to front aspect. Shower tray with mains fed shower, wash hand basin and low level WC inset to vanity unit. Tiled walls and wall cupboards. Ceiling spotlights and extractor fan. Heated towel rail.

## Rear Garden
Patio seating area either end of the garden with stoned area in between with planted beds. Secure with timber panel fencing and gated side access.

## Parking
One allocated parking space with a number of visitors spaces available.

## 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 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.

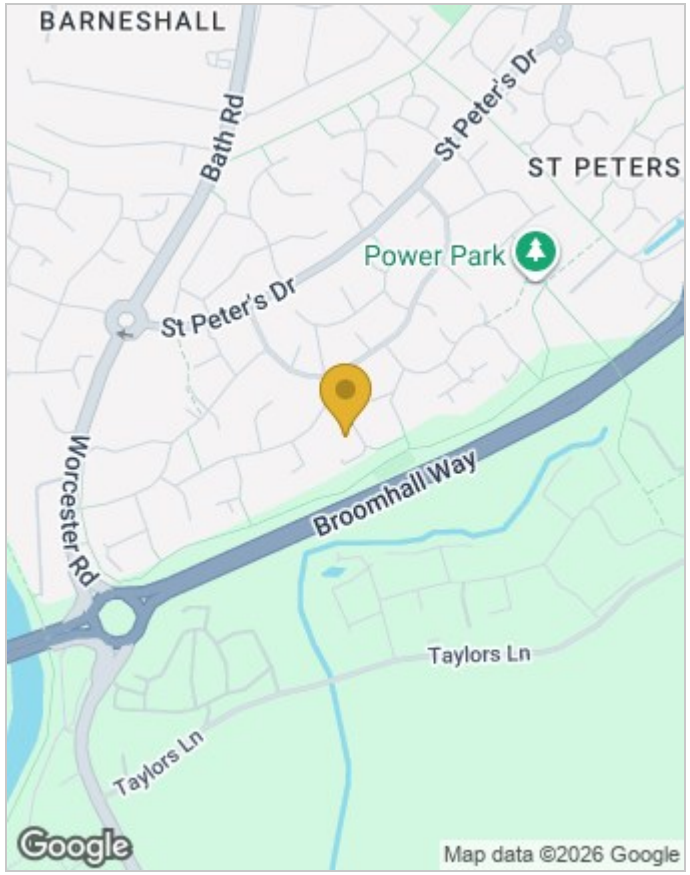
https://checker.ofcom.org.uk/en-gb/mobile-coverage

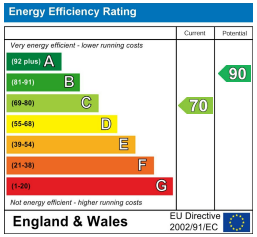
## Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification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




## 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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/