



49 Comer Gardens, Worcester, WR2 6JE  
Guide Price £185,000

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

PLJ Worcestershire are pleased to bring to the market this delightful two-bedroom Victorian terraced house offering a perfect blend of character and modern living. You are welcomed into the cosy living room, additionally downstairs is the Kitchen and well appointed bathroom, ensuring convenience for daily routines.

Upstairs the house features two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home.

One of the standout features of this home is the well enclosed and well proportioned rear garden, a tranquil space, perfect for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply unwinding after a long day.

Situated within close proximity to local amenities, residents will benefit from easy access to shops, schools, and public transport, making this location both practical and desirable. This Victorian property with its charming features and convenient location is an excellent opportunity for those looking to settle in a vibrant community.

EPC Grade D Council Tax Band B Tenure - Freehold

### Living room

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

### Kitchen

Double glazed window to rear aspect. Ceiling light point. Radiator. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer, washing machine and tumble dryer. Door to cellar. One and a half bowl stainless steel sink and drainer. Tiled splashbacks.

### Rear hall

Ceiling light point. Obscure double glazed door to garden.

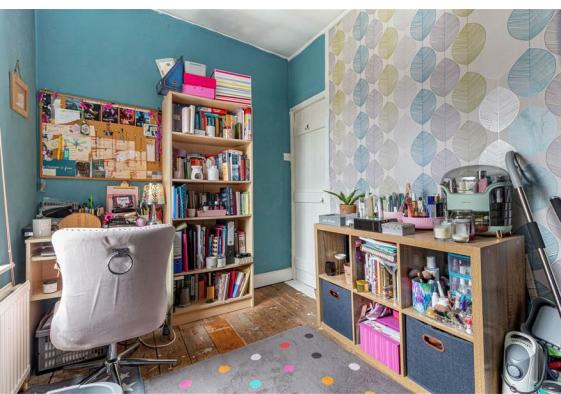
### Bathroom

Obscure double glazed window to side aspect. Ceiling light point. Radiator. Panelled bath with electric shower. Pedestal washer hand basin and low level WC. Tiled splashbacks.

### Bedroom one

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





## Bedroom two

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

## Cellar

Light.

## Garden

Stoned seating area and lawn. Gated side access. Secure with timber panelled fencing.

## 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).

## 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.

## 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.

## Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## 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.

## 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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## Broadband

We understand currently Full Fibre Broadband is available at this property.

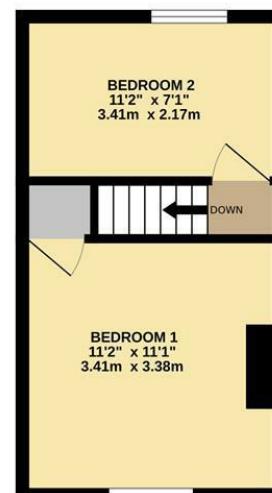
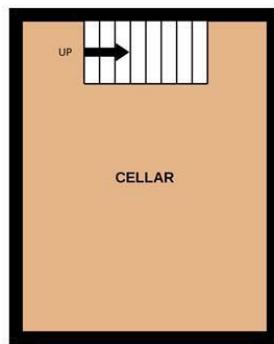
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

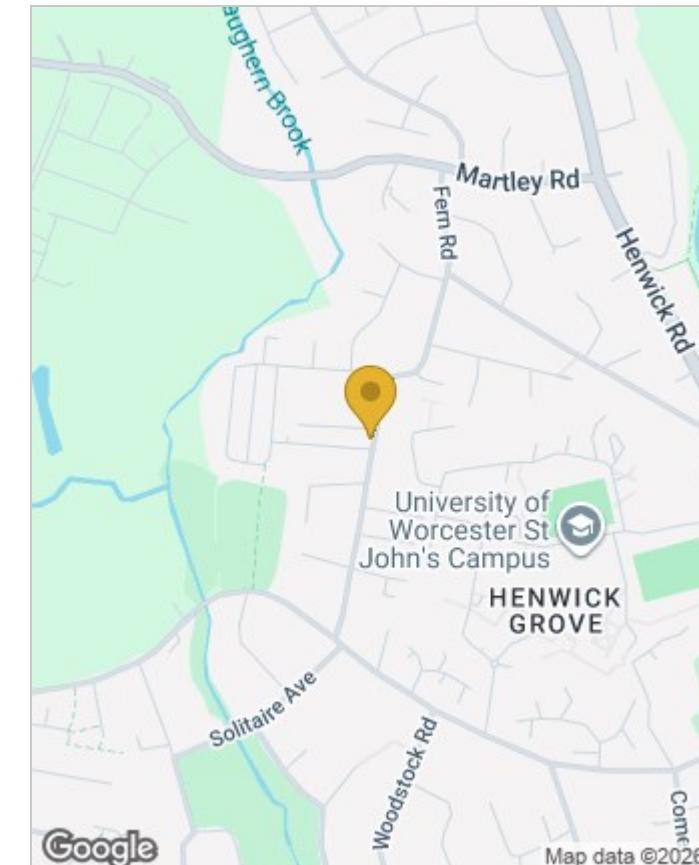
## Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(91-81)	B	68
(80-60)	C	
(59-50)	D	
(39-34)	E	
(21-18)	F	
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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.