



35 Chatcombe Drive, Worcester, WR4 9LT
Guide Price £220,000



PLJ Worcester are pleased to offer to the market this well presented end terrace home, ideally suited to first time buyers and families alike. The property features two generously sized double bedrooms, providing comfortable accommodation throughout.

On the ground floor, a welcoming reception room offers a pleasant space for both relaxing and entertaining. To the rear, a spacious kitchen diner forms the heart of the home, ideal for everyday living and social occasions, and leads through to a bright conservatory overlooking the rear garden.

Externally, the property benefits from a private, low maintenance garden, along with a gated carport area and useful storage sheds, adding to its practicality.

Further benefits include a modern shower room, double glazing, and gas central heating. The property is offered with no onward chain, making it an appealing option for buyers seeking a straightforward move.

Overall, this is a well balanced home offering comfortable living space and excellent convenience.

EPC: C Council Tax Band: B Tenure: Freehold

Hallway

Ceiling light point. Double glazed windows to front aspect. Radiator. Door leading to the living room. Stairs rising to first floor.

Living Room

Two ceiling light points. Double glazed French doors to rear garden. Electric fireplace. Door leading to the kitchen diner. Radiator.

Kitchen Diner

Three ceiling light points. Matching wall and base units with work surface on top. Integrated oven. Gas hob with extractor over. Stainless steel sink and drainer. Tiled splashbacks. Storage cupboard. Double glazed window to front aspect. Radiator. Double glazed window to conservatory. Double doors leading to the conservatory.

Conservatory

Wall lights. Double glazed windows and French doors to the rear garden. Radiator.

Landing

Ceiling light point. Loft access. Double glazed window to front aspect. Doors leading to:

Bedroom One

Ceiling light point. Storage cupboard housing Worcester Bosch boiler. Double glazed windows to rear aspect. Radiator.

Bedroom Two

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

Bathroom

Ceiling light point. Extractor fan. Tiled walls. Storage cupboard. Shower cubicle with electric shower. Wall storage units. Wash hand basin inset to vanity unit. Low level WC. Obscure double glazed window to front aspect. Heated towel rail.





Rear Garden

Mainly laid to paving with steps to stoned level. Secured with timber panel fencing. Side gated car port area opening to the block paved driveway.

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.

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 : 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).

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>

Broadband

We understand currently 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>

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. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

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.

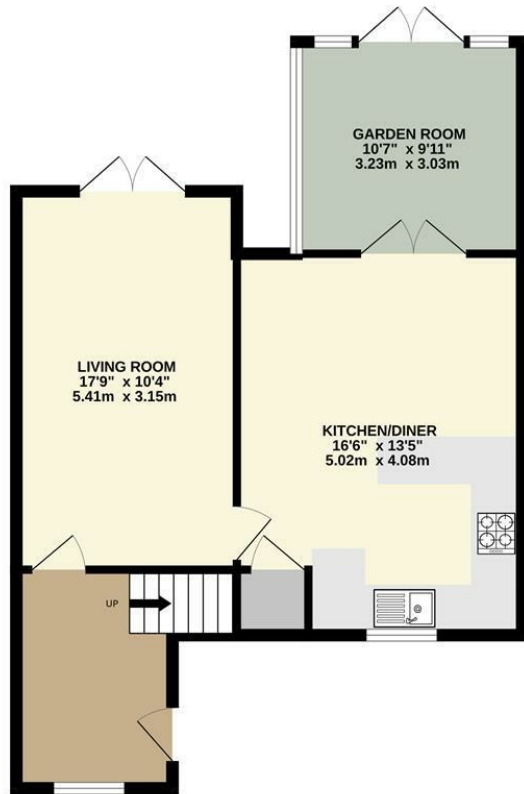
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester and Malvern areas for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Parking

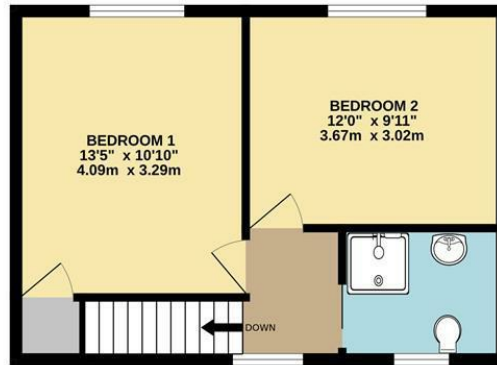
Parking for the property is to the front with ample off road parking with access to a gated and secure car port area to the side of the property.



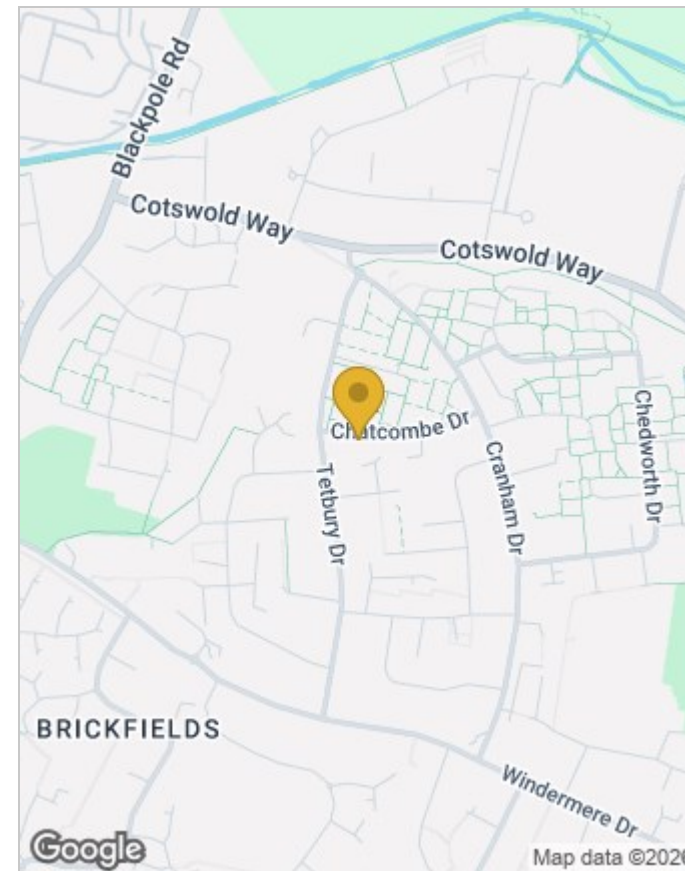
GROUND FLOOR



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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
02-09	A		
01-01	B		
09-40	C		
05-40	D		
09-54	E		
02-13	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		74	80
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.