



6 Isaac Walk, Worcester, WR2 5EQ  
Guide Price £285,000



PLJ Worcester are pleased to bring to the market situated in Isaac Walk, Worcester, this semi-detached house which presents an excellent opportunity for families and professionals alike. Offering three bedrooms, this property has ample space for comfortable living with the potential to extend subject to the local planning and building regulation approval. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well appointed bathroom, ensuring convenience for all residents. One of the standout attributes of this home is the generous off-road parking, which is a rare find in this popular residential location. Additionally, to the rear is a good sized garden offering space for families and entertaining.

Situated to the west of the city, this home benefits from its close proximity to a variety of local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere.

Whether you are looking to settle down or invest, this home is sure to meet your needs and exceed your expectations.

EPC: D Council Tax Band: B Tenure: Freehold

## Porch

Obscure double glazed front door and windows. Obscure double glazed entrance door to the hall.

## Hall

Radiator. Ceiling light point. Stairs rising to first floor.

## Lounge

Ceiling light point. Understairs storage area. Radiator. Double glazed bay window to front aspect.

## Kitchen

Range of wall and base units with work surface on top. Two ceiling light points. Tiled splashbacks. Breakfast bar. Integrated cooker and hob. Radiator. Double glazed windows to rear aspect. Space and plumbing for dishwasher. Space for fridge freezer. Sink and drainer. Combi boiler. Doorway leading to the dining room.

## Dining room

Double glazed windows to the rear and front aspect. Double glazed door to rear garden. Radiator. Two ceiling light points. Door leading to the utility room.

## Utility room

Obscure double glazed windows to rear aspect. Work surface and stainless steel sink and drainer. Space and plumbing for a washing machine and tumble dryer. Tiled walls. Ceiling light point. Wall units. Radiator. Low level WC.

## Landing

Two ceiling light points. Loft access which is fully boarded. Airing cupboard. Obscure double glazed window to side aspect.

## Bathroom

Panelled bath with mains fed shower. Panelled splashbacks. Obscure double glazed window to rear aspect. Low level WC. Heated towel rail. Extractor fan. Ceiling spot lights. Wall unit above wash hand basin atop vanity unit.

## Bedroom One

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





## Bedroom Two

Ceiling light point. Radiator. Double glazed windows to rear aspect. Built in wardrobe.

## Bedroom Three

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

## Rear garden

Mainly laid to lawn with patio seating area. Secured with timber panel fencing. Access to the front via the side gate.

## 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.

## 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>

## Parking

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

## 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>

EE- Good outdoor, variable in-home

O2- Good outdoor and in-home

Three- Good outdoor, variable in-home

Vodafone- Good outdoor and in-home

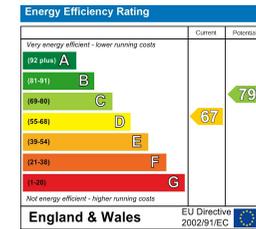
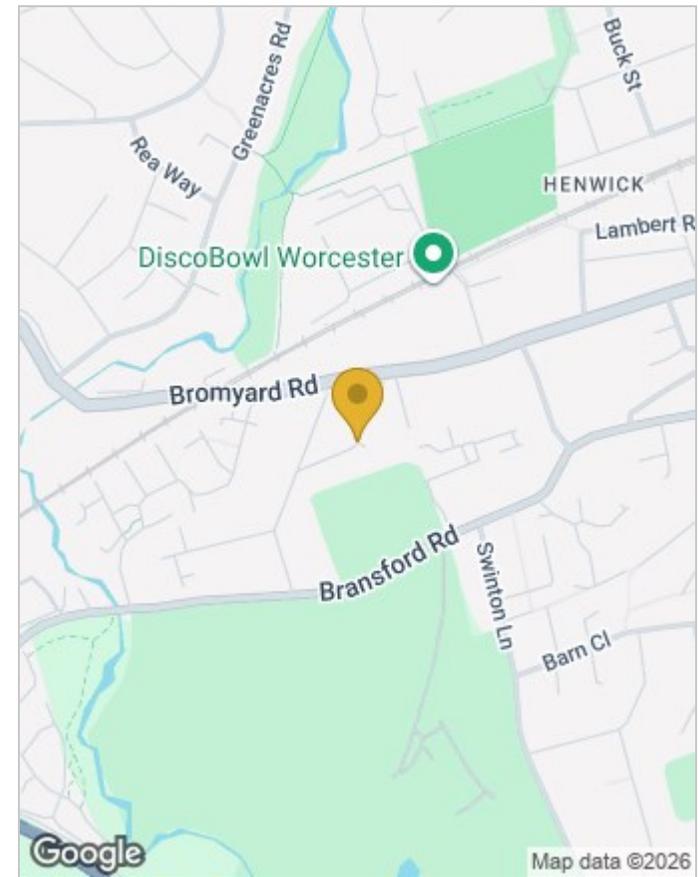
## What Three Words

Lifted. Placed. Scan.





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.