

Philip Laney & Jolly



18 Beeston Gardens, Worcester, WR4 0JT
Guide price £155,000



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

Philip Laney & Jolly Worcester welcome to the market a charming one bedroom freehold coach house. 18 Beeston Gardens is situated in the popular cul de sac within the Berkeley Alford area and offers a perfect blend of comfort and convenience.

As you step into this apartment, you are greeted by a warm and inviting atmosphere with a spacious ground floor reception hall. Stairs rise to the well designed layout that offers living area, kitchen, bedroom and shower room.

The property is an ideal investment or first time purchase that benefits from double glazing, recently upgraded central heating system, allocated parking and is offered with no onward chain. Contact us today to arrange a viewing and take the first step towards making this charming and unique property your new home.

EPC Grade C. Council Tax Band A.

Entrance Hallway

Accessed via your own private entrance. Double glazed window to side aspect, two radiators, useful understairs storage, two ceiling light points and smoke alarm. Stairs rise to the first floor.

Living Room

Double glazed box window, laminate flooring, ceiling light point, radiator and access to loft storage.

Kitchen

Double glazed window. Range of wall and base units with work surface over. Wall mounted boiler (installed in 2023). Beko hob and oven. Cooke & Lewis chrome hood. Sink and drainer. Space and plumbing for washing machine. Tiled splash backs. Ceiling light point. Laminate flooring. Two radiators.

Shower Room

Two obscure double glazed windows. Shower cubicle, wash hand basin with vanity unit and low level WC. Spot lights. Laminate flooring. Airing cupboard with water tank.

Bedroom

Double glazed window to the front aspect, mirrored front wardrobes, ceiling light point and radiator.

Outside Of Property

Useful outside storage room and allocated off road parking for one vehicle.

Tenure

We understand that the property is offered for sale Freehold.

Agents Note:

There is an area of flying freehold relating to the tarmacadam area below the property that provides access to the residents parking spaces.





COUNCIL TAX

We understand the council tax band presently to be : A

Worcester City 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).

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.

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.

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>

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.

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.

Parking

There is an allocated parking space at the rear of the property.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

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

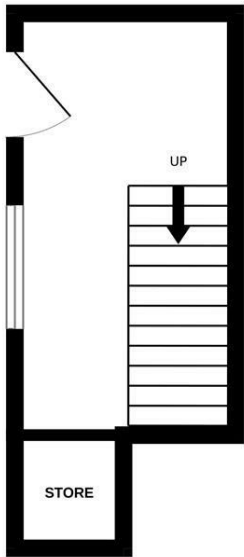
<https://www.openreach.com/fibre-checker>

Mobile Coverage

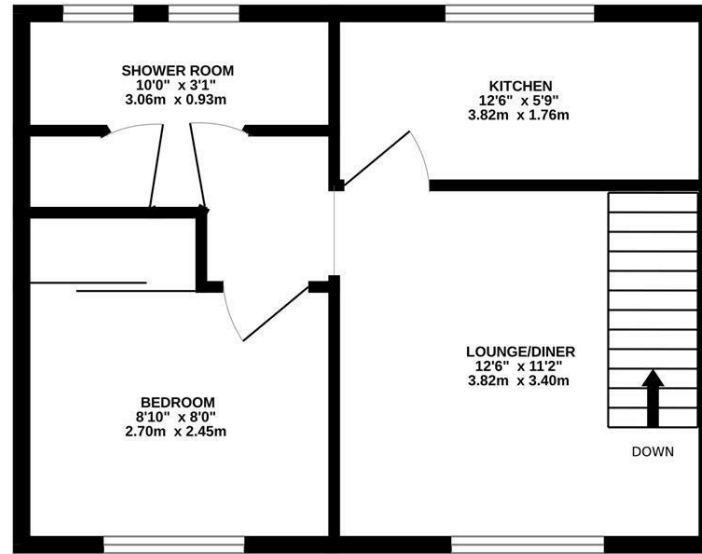
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

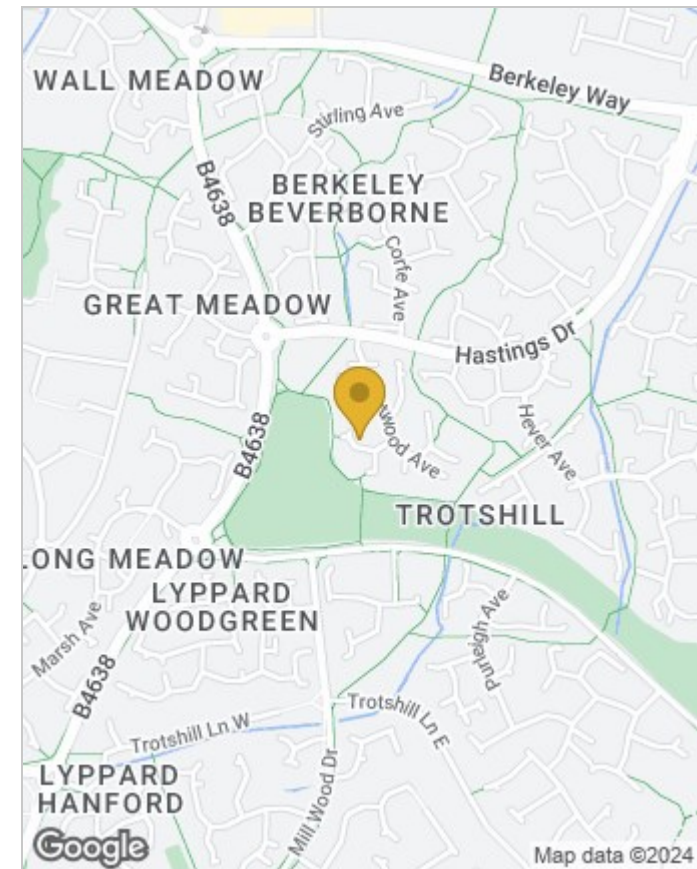
GROUND FLOOR



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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101 plus	A		
81-101	B		
61-81	C		
41-61	D		
21-41	E		
1-21	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Viewing

Please contact our PLJ 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.