

Philip Laney & Jolly

6 Launceston Place, Worcester, WR4 0PZ

Asking Price £300,000

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PLJ Worcester are delighted to bring to the market in the sought-after residential area of Warndon Villages, this three-bedroom semi-detached house in Launceston Place. The property is ideally situated at the end of a cul-de-sac, ensuring a private living environment while still being in close proximity to local amenities.

Upon entering, the accommodation comprises of a spacious living/dining room that provides an inviting space for relaxation and entertaining. The well-appointed kitchen has space for a variety of appliances, and the layout allows for easy interaction with family and guests. Upstairs the house provides three well proportioned bedrooms, with the main bedroom featuring a modern ensuite shower room providing a private retreat for the homeowner, in addition to the family bathroom.

Outside the property enjoys a private garden to the rear, perfect for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day. The property benefits further from off road parking and a integral garage.

This home is an excellent opportunity for families or professionals seeking a comfortable residence in a vibrant community. With its desirable location and thoughtful features, this property is sure to attract interest.

EPC: D Council Tax Band: C Tenure: Freehold

Hallway
Obscure double glazed entrance door. Radiator and ceiling light point.

Living/Dining Room
Double glazed window to rear aspect and double glazed French doors into rear garden. Two radiators and two ceiling light points. Stairs rising to first floor.

Kitchen
Double glazed window to front aspect. Range of matching wall and base units with work surface over. Space for cooker, washing machine and undercounter fridge of freezer. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Radiator and ceiling light point.

First Floor Landing
Airing cupboard. Loft access and ceiling light point. Doors off to:

Bedroom One
Double glazed window to front aspect. Radiator and ceiling light point.

Ensuite
Obscure double glazed window to front aspect. Modern suite comprising of large shower tray with electric shower, wash hand basin and low level WC inset to vanity unit. Tiled splashbacks. Ceiling light point and extractor fan. Radiator.

Bedroom Two
Double glazed window to rear aspect. Radiator and ceiling light point.

Bedroom Three
Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to side aspect. Panelled bath, wash hand basin and low level WC inset to vanity unit. Tiled splashbacks. Extractor fan and ceiling light point. Radiator.

Rear Garden
Patio seating area and laid to lawn with a variety of planted borders. Secure with timber panel fencing. Gated side access























Garage
Up and over door. Ceiling light point and power.

Parking
Parking for the property is via the driveway to the front.

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 : C
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 at this property.

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

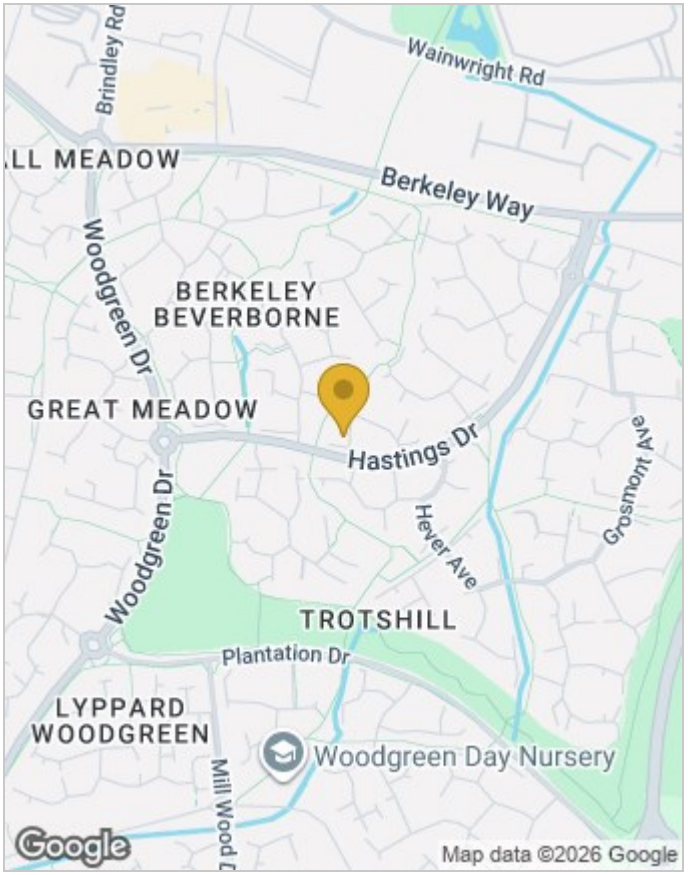
https://www.openreach.com/fibre-checker

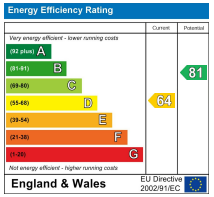
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.







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.

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