



8 Cavendish Street, Worcester, WR5 3DU
Guide Price £350,000



PLJ Worcester are delighted to bring to the market situated in the heart of Worcester on Cavendish Street, this stunning three/four bedroom detached house which offers a fantastic blend of modern living and convenience. With its prime location, residents will find themselves just a short stroll away from the vibrant city centre, as well as the picturesque Diglis Park and nearby nature reserve, making it an ideal spot for those who appreciate both urban and natural surroundings.

One of the standout features of this home is its deceptively spacious design, spread over three floors. The property boasts an impressive layout, with versatile and flexible accommodation throughout allowing for various configurations to suit your lifestyle needs. The lower ground floor hosts a large kitchen and living room, creating a perfect hub for family living or social gatherings. On the ground floor is a cosy sitting room or fourth bedroom as well as another bedroom and modern shower room. Upstairs are a further two double bedrooms and modern fitted bathroom with claw foot bath.

The well-presented interiors throughout the property reflect a sense of care and attention to detail, making it move-in ready for its new owners.

Additionally, the property offers a lovely and private rear garden, parking for two vehicles to the front which is a valuable asset in this sought-after area.

Whether you are looking for a family home or a stylish retreat close to the city, this property on Cavendish Street is sure to impress. Don't miss the opportunity to make this delightful house your new home.

EPC: C Council Tax Band: D Tenure: Freehold

Entrance Hallway - Ground Floor

Obscure double glazed entry door. Obscure double glazed window to side aspect. Ceiling light point. Stairs rising to first floor. Stairs down to lower ground floor.

Sitting Room/Bedroom four

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

Bedroom Two

Double glazed window to rear aspect. Obscure double glazed window to side aspect. Ceiling light point. Radiator.

Shower Room

Obscure double glazed window to side aspect. Spotlights. Heated towel rail. Extractor fan. Double shower cubicle with mains fed shower. Wash hand basin atop vanity unit. Low level WC. Tiled floor. Tiled splashbacks.

Kitchen/Living Room - LOWER GROUND FLOOR

Obscure double glazed window to side aspect. Double glazed window to side aspect. Double glazed window to rear aspect. Double glazed French doors to rear garden. Modern wall and base units with work surface. Integrated cooker and hob with extractor fan over and Dishwasher. Space for fridge freezer and washing machine. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Two radiators. Ceiling light point and spotlights. Understairs storage cupboard.

Landing - FIRST FLOOR

Obscure double glazed window to side aspect. Loft access. Ceiling light point. Doors off to:





Bedroom One

Two double glazed windows to front aspect. Ceiling light point. Radiator.

Bedroom Three

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

Bathroom

Obscure double glazed window to side aspect. Spotlights. Heated towel rail. Claw foot bath with shower attachment. Low level WC. Wash hand basin atop vanity unit. Tiled floor. Tiled splashbacks. Extractor fan.

Rear Garden

Private with patio seating area and lawn with planted borders. Gated side access. Enclosed with timber panelled fencing and walling.

Council Tax Worcester

We understand the council tax band presently to be : D

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).

Broadband

We understand Full Fibre broadband is currently 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>

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

Three- Good outdoor and in-home

Vodafone- Good outdoor

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.

Parking

Parking for the property is off road parking for two vehicles.

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.

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.

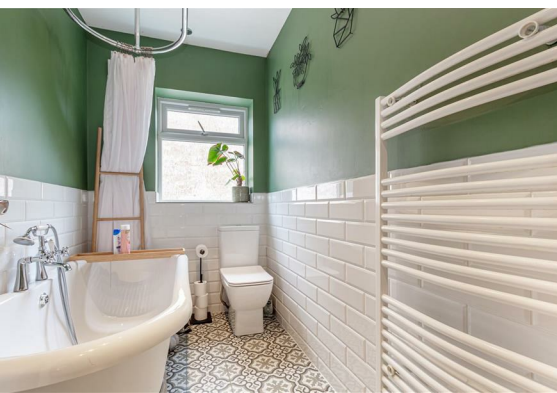
If you require any mortgage assistance - please use the link :

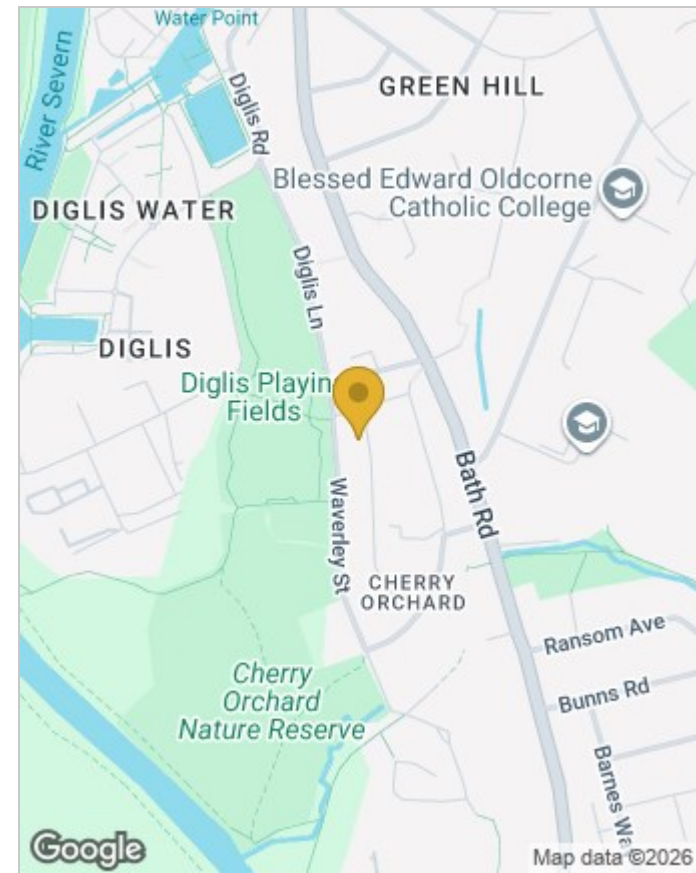
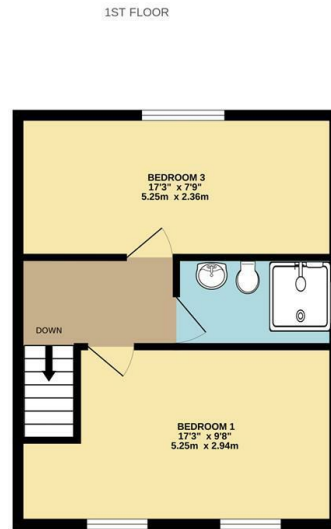
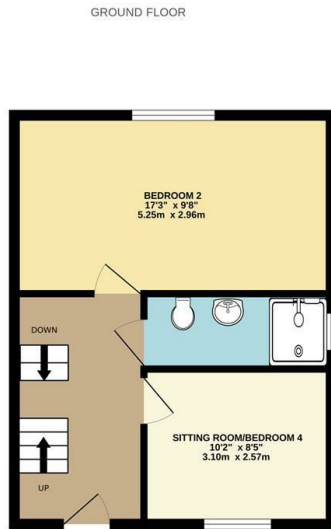
<https://bit.ly/MortgageAdviceRequestPLJW>

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.





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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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.

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<https://www.pljworcester.co.uk/>