

Philip Laney & Jolly

14 Chelmsford Drive, Worcester, WR5 1QX
Guide price £100,000



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

Philip Laney & Jolly and delighted to bring to the market this well proportioned one bedroom ground floor maisonette situated in a popular residential location in close proximity to the city centre and with local amenities within walking distance.

The property boast its own private entrance leading into the porch before entering the spacious living room with the kitchen area just off it which contains space and plumbing for an array of appliances. In addition there is a spacious double bedroom and bathroom comprising of a bath with electric shower over, pedestal wash hand basin and low level WC.

The property benefits further from double glazing throughout, outside garden space and is offered with NO ONWARD CHAIN.

A viewing is strongly encouraged to appreciate this property.

Entrance Porch

Entrance door. Obscure double glazed window to side aspect. Ceiling light point. Door to lounge.

Lounge

Double glazed window to front aspect. Two night storage heaters. Ceiling light point. Storage cupboard.

Kitchen area

Double glazed window to side and front aspect. Wall and base units with work surface over. Space for fridge freezer. Space and plumbing for washing machine. One and a half bowl sink and drainer. Airing cupboard. Extractor fan. Ceiling light point.

Bedroom

Double glazed window to rear aspect. Night storage heater. Ceiling light point.





Bathroom

Obscure double glazed window to side aspect. Panelled bath with electric shower, wash hand basin over vanity cupboard and low level WC. Tiled splashbacks. Ceiling light point. Extractor fan.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : A

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, 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 leasehold

We understand that this property is offered for sale leasehold.

Ground rent payable at the present time £60 per annum.

We understand that the lease is offered on a 99 year lease from June 1994 so has 69 years remaining.

Agent holds details of the costs to extend the lease that can be arranged on or immediately after completion of the sale.(Please enquire for further details)

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.

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

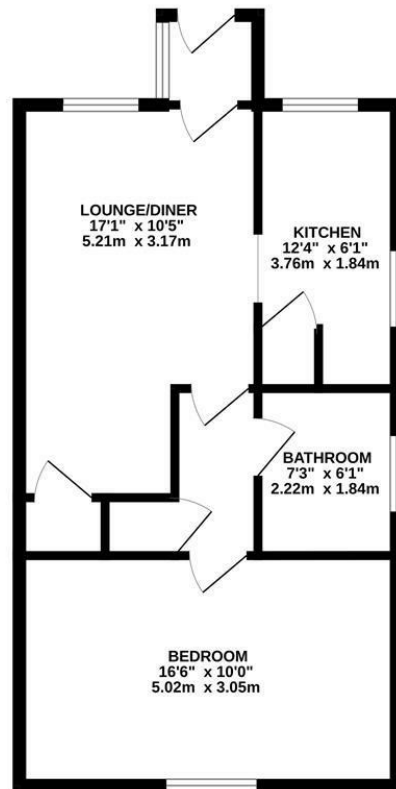
<https://www.openreach.com/fibre-checker>

Mobile Coverage

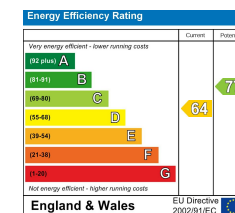
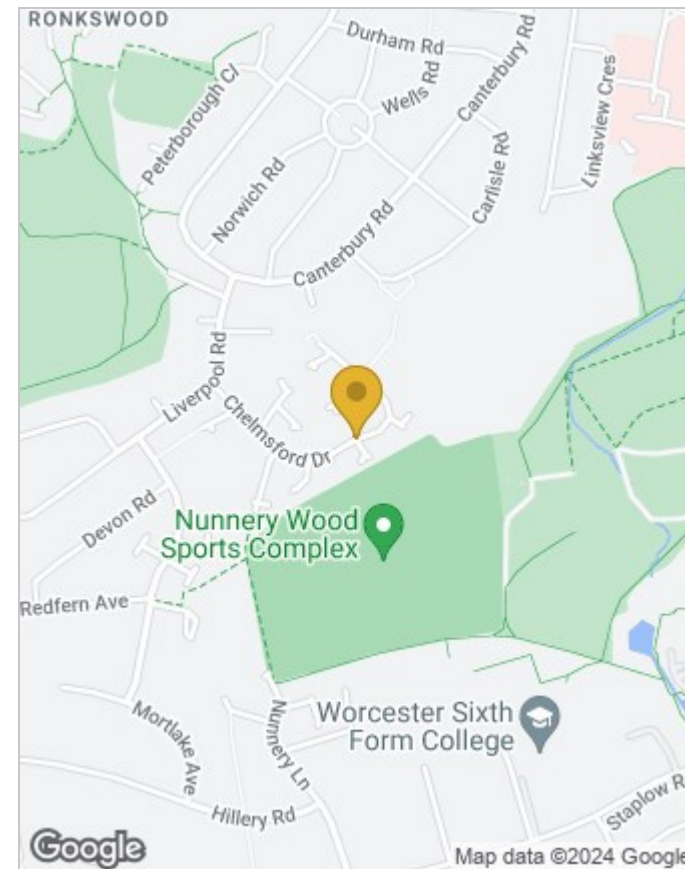
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

GROUND FLOOR



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 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.