Philip Laney & Jolly

3 Elizabeth Avenue, Worcester, WR3 7HQ

Guide Price £325,000

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Philip Laney & Jolly offer this extended three bedroom semi detached family home located in the highly sought after residential area of Elizabeth Avenue in Worcester.

The property provides spacious and flexible accommodation, ideal for family living. The ground floor features a generous living and dining room which creates an excellent space for everyday living as well as entertaining. There is also a versatile additional room positioned to the rear of the property that enjoys pleasant views across the substantial garden, making it an ideal space for relaxing, working from home or as a second sitting area.

The kitchen is well arranged with access to a useful utility area and a convenient ground floor WC which adds further practicality to the layout.

On the first floor the property offers three comfortable bedrooms along with a modern shower room, providing well balanced accommodation for a growing family.

Outside the property benefits from a large rear garden which offers plenty of space for outdoor enjoyment and potential for further landscaping.

The home would benefit from some cosmetic updating which presents a wonderful opportunity for buyers to personalise and enhance the property to suit their own style and requirements. Offered for sale with no onward chain, the purchase process can be straightforward and allows a buyer to move without delay.

Elizabeth Avenue is situated to the north of Worcester city centre and offers convenient access to local amenities, well regarded schools and transport links, making it a popular choice for both families and professionals.

This is a fantastic opportunity to acquire a spacious home in a desirable location with excellent potential.

Entrance
Obscure double glazed sliding door. Wall light. Vinyl flooring. Obscure double glazed door to:

Hallway
Understairs storage cupboard. Radiator and ceiling light point. Stairs rising to first floor.

Kitchen
Double glazed window to rear aspect. Range of wall and base units with worksurface over. Stainless steel sink and drainer. Space for fridge and space for electric cooker. Strip light. Tiled walls. Radiator and vinyl flooring.

Utility Area
Double glazed door to the side aspect. Space for fridge and door to:

W C
Double glazed window to the rear aspect. WC and wall light.

Storage Cupboard
Space and plumbing for washing machine.

Living/Dining Room
Double glazed bay window to the front aspect. Gas fire inset to wooden surround. Two ceiling light points and two wall lights. Serving hatch to kitchen. Sliding glazed door to:

Reception Room
Double glazed window and obscure double glazed door to the garden. Radiator and ceiling light point.

First Floor Landing
Obscure double glazed window to side aspect. Loft access. Airing cupboard housing 'Ideal' boiler.

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

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

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

Shower Room
Obscure double glazed window to rear aspect. Shower cubicle, pedestal hand wash basin and low level WC. Tiled walls. Wall mounted electric heater. Radiator and ceiling light point.

Outside - Front
Block paved driveway. Lawned area with planted borders.

Outside - Rear
Substantial rear garden. Initial patio area with remaining garden being mainly laid to lawn with borders.

Garage
Up and over door. Obscure single glazed window to the side aspect. Power and lighting.

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.

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.

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 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/my-products

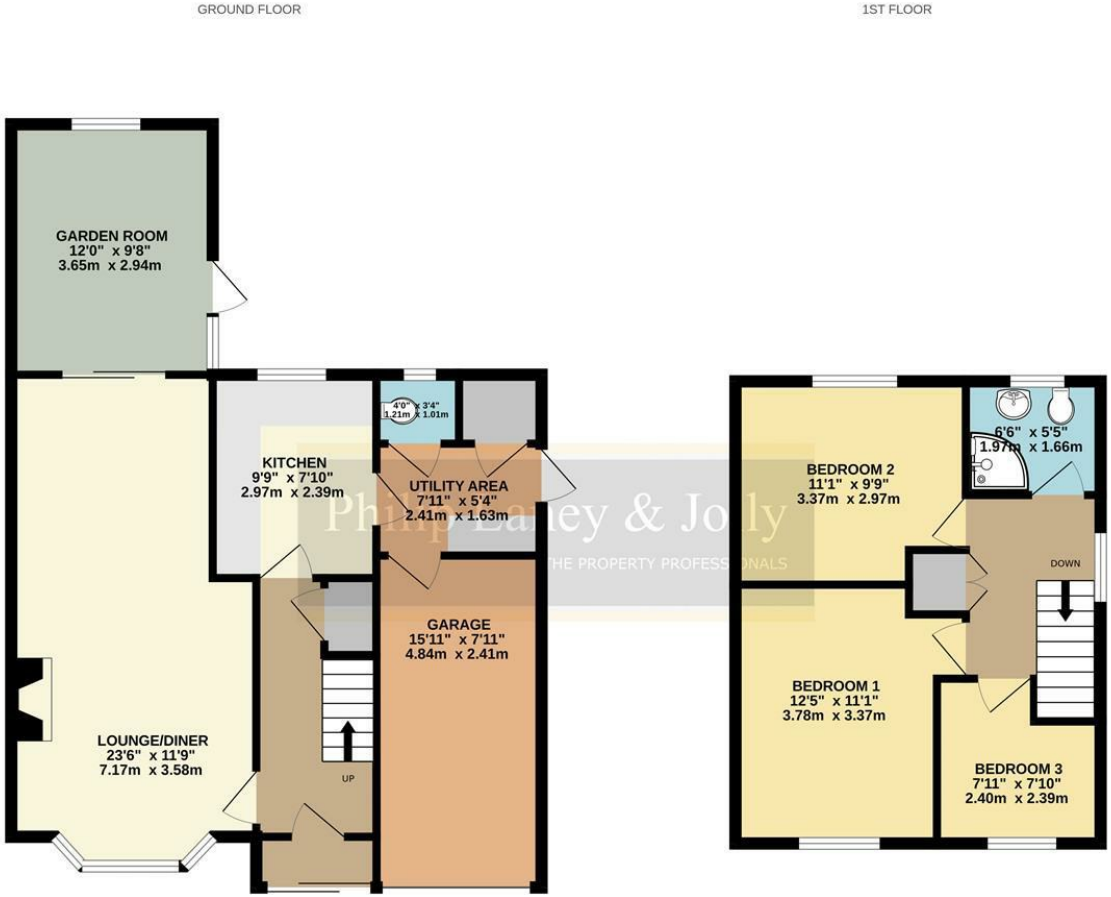
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

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.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

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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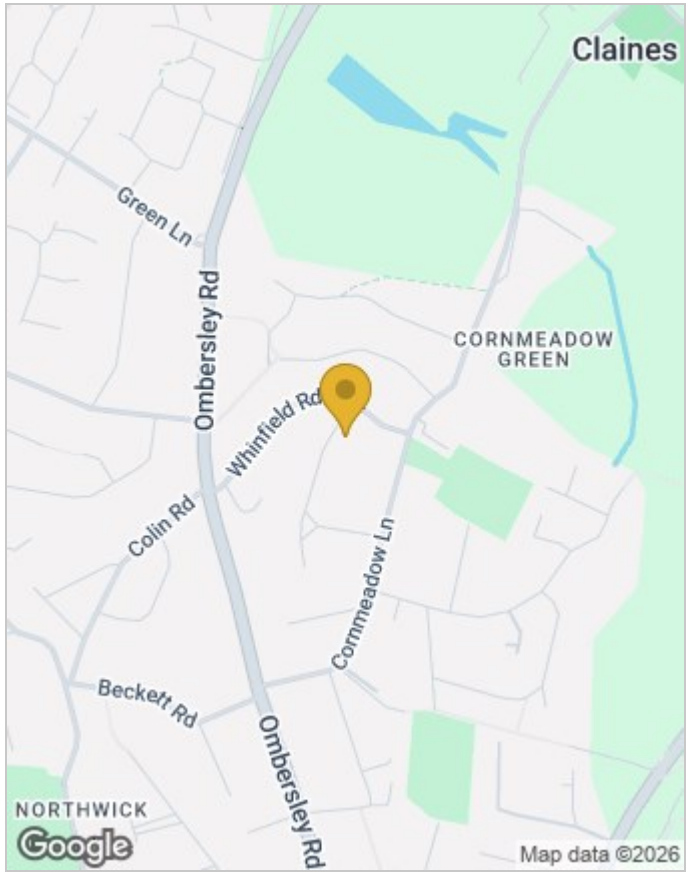

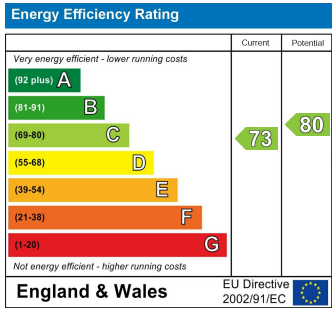

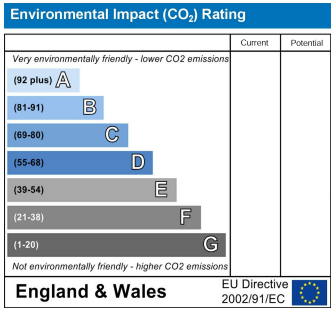

Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/