

Philip Laney & Jolly

6 Mendip Close, Worcester, WR4 9DZ

Guide Price £220,000

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Philip Laney & Jolly Worcester present to the market this two bedroom end-terrace house, situated in the residential area of Mendip Close, Worcester. Offered with no onward chain, the property provides well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, couples or those looking for a comfortable home with practical living space.

The accommodation briefly comprises two well-sized bedrooms, both benefiting from built-in storage to maximise the available space with a contemporary bathroom servicing both bedrooms. Downstairs there is a modern fitted kitchen along with a nicely sized living room both offering practical and stylish spaces for everyday living.

Externally, the property enjoys the added advantage of ample off-road parking to the front with driveway and allocated parking space whilst to the rear, the tiered garden offers a versatile outdoor space, with different levels providing scope for seating, planting and entertaining.

Conveniently located close to a range of local amenities and Worcestershire Royal Hospital, Mendip Close is well positioned for access to everyday facilities and is well worth a closer look.

EPC: C Council Tax Band: B Tenure: Freehold

Entrance Hallway
Double glazed front door with double glazed window to side aspect. Ceiling light point. Radiator. Door leading to:

Living/Dining Room
Ceiling light point. Two radiators. Double glazed window to front aspect with shutters. Stairs rising to first floor. Door off to:

Kitchen
Double glazed window and obscure double glazed door to rear aspect. Matching wall and base units with worksurfaces over. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for freestanding oven and fridge-freezer. Wall hung 'Ideal' combi boiler. Two ceiling light points. Radiator.

Landing
Ceiling light point. Access to loft. Airing cupboard. Doors off to all rooms.

Bedroom One
Ceiling light point. Radiator. Double glazed window to front aspect. Built in wardrobes.

Bedroom Two
Ceiling light point. Radiator. Double glazed window to rear aspect. Built in wardrobe/storage.

Bathroom
Obscure double glazed window to rear aspect. Ceiling spotlights. Chrome heated towel rail. Panelled bath with mains fed shower over. Wash hand basin inset into vanity unit. Comfort height wc. Tiled flooring and walls.

Rear Garden
Initial paved seating area. Steps on the right hand side up to tiered garden with planted beds to the rear. Outside tap. Enclosed by timber panelled fencing.

Parking
Parking for the property is via the driveway to the front plus an additional allocated parking space.























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 : B
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 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

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.

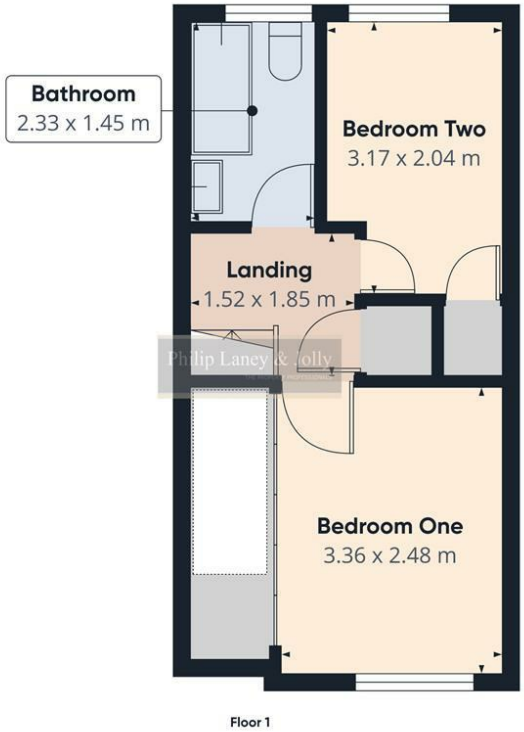
Verifying ID

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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.





Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
50.5 m²

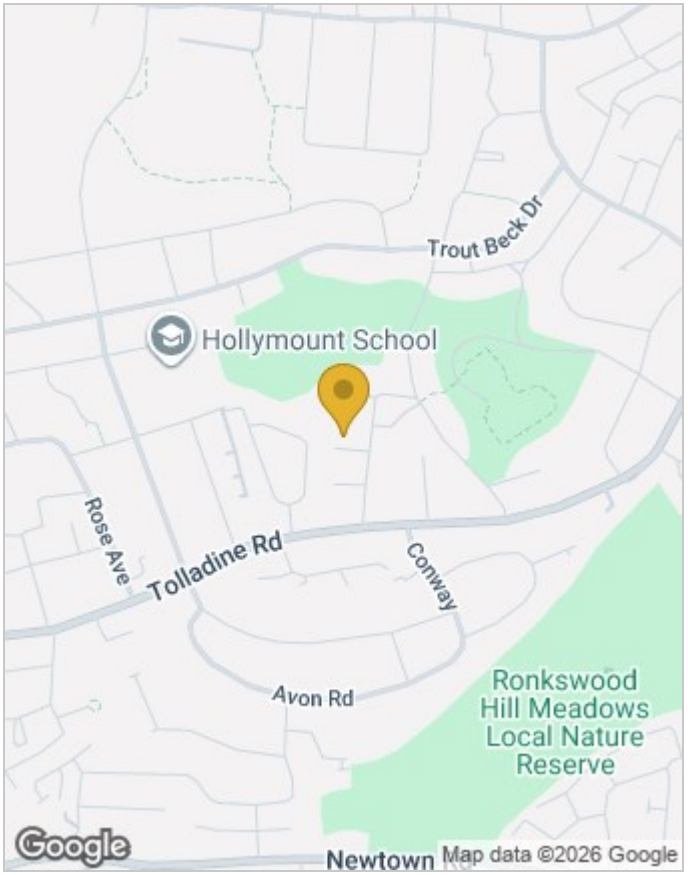
Reduced headroom
0.8 m²

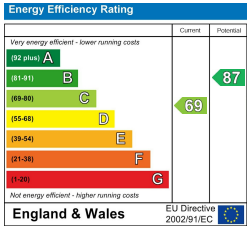
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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