



30 Peabody Avenue, Worcester, WR4 0QA  
Guide Price £230,000



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

PLJ Worcestershire are delighted to present this well maintained two-bedroom end terrace house, ideal for first-time buyers and investors alike. Situated in the popular residential location of Warndon Villages, the property benefits from a friendly community atmosphere and is close to local amenities, schools, and transport links.

The house features a welcoming and generous living room, perfect for relaxing or entertaining guests. Additionally downstairs is the kitchen and separate dining area with French doors out to the rear garden. Upstairs the two double bedrooms provide ample space for rest and personalisation, making it an ideal home for small families or individuals. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the parking available for two vehicles, a rare find in many urban settings. This added convenience enhances the appeal of the home, allowing for easy access and peace of mind.

In summary, this well-maintained end terrace house on Peabody Avenue is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its desirable location and practical features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

EPC: C Council Tax Band: C Tenure: Freehold

## Hallway

Obscure glazed entrance door. Radiator and ceiling light point.

## Living Room

Double glazed window to front aspect. Understairs storage. Radiator and ceiling light point. Stairs rising to first floor.

## Dining Area

Double glazed French doors to garden. Radiator and ceiling light point.

## Kitchen

Double glazed window to rear aspect. Matching wall and base units with worksurface over. Integrated cooker and hob with extractor over. Space for fridge and washing machine. Stainless steel sink and drainer. Tiled splashbacks.

## Landing

Ceiling light point and loft access.

## Bedroom One

Double glazed window to rear aspect. Radiator and ceiling light point. Built in wardrobes.

## Bedroom Two

Double glazed window to front aspect. Airing cupboard. Radiator and ceiling light point.

## Bathroom

Obscure double glazed window to side aspect. Panelled bath with shower attachment, pedestal hand wash basin and low level WC. Tiled splashbacks. Heated towel rail.

## Rear Garden

Secure rear garden with timber panel fencing and gated side access. Patio seating area and lawn with planted borders.





## 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).

## 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.

## 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.

## Viewings

Strictly by appointment with the Agents. Please call 01905 266664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## 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>

## 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 :

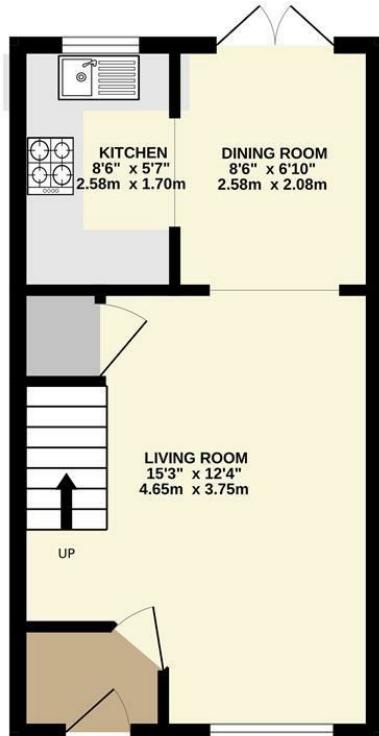
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

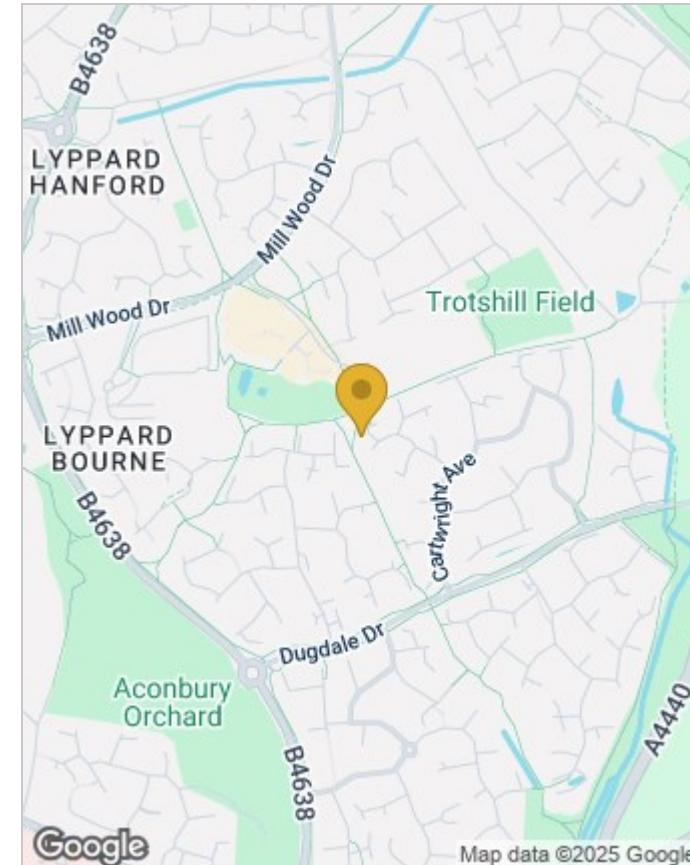
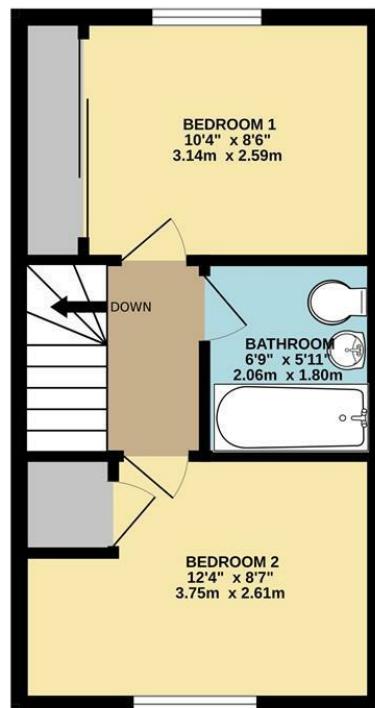
## Verifying ID

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.

GROUND FLOOR



1ST 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B		
(69-80) C	69	
(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