

Offers over £220,000



3 Hill Street, Worcester, WR5 3TF

**JE** JESSAVA ESTATES



Ideally located within easy walking distance of the City Centre and Shrub Hill train station, this lovely two bedroom property would make an ideal first time purchase or buy to let. The accommodation briefly comprises; Entrance hall, modern well fitted kitchen, lounge / dining room, conservatory, (with insulated roof) two bedrooms and a shower room. Outside there is an attractive low maintenance rear garden, off-street parking, and a garage. The property further benefits from double glazing and gas central heating.

#### ENTRANCE HALL

Entered via a part glazed composite entrance door, carpeted floor with inset mat, and radiator. Door leading to lounge and opening into kitchen.

#### KITCHEN 2.7m x 2.4m

Fitted with a range of cream, Shaker style, wall and base units with black laminate roll-top work surfaces over, and tiled splashbacks. Stainless steel sink and drainer with mixer tap, built in electric double oven and gas hob, space and plumbing for all other appliances (Current appliances are available to purchase).

Double glazed window to front aspect, tiled flooring.

#### LOUNGE 5.2m x 3.6m

With carpeted floor, radiator, sliding patio doors to the conservatory, and stairs leading to the first floor.

#### CONSERVATORY 3.4m x 3m

With the benefit of an insulated roof meaning the room can be used all year round. Double glazed windows to all sides, sliding patio doors to the garden, and tiled floor.

#### UPPER FLOOR

#### FIRST FLOOR LANDING

Carpeted floor, loft hatch, doors to bedrooms and shower room.

#### BEDROOM 1

3.6m x 3m

Double glazed window to rear aspect, radiator, carpeted floor, built in wardrobes and fitted furniture.

#### BEDROOM TWO 3.3m x 2.1m

Double glazed window to front aspect, radiator, carpeted floor, built in wardrobe and fitted furniture.

#### SHOWER ROOM

Having a white suite comprising of shower cubicle with mixer shower, wash hand basin and close coupled WC. Fully tiled walls and floor, double glazed obscured window to front aspect, radiator.

#### SINGLE GARAGE

With up and over metal door.

#### PARKING

One parking space in front of the garage.

There is also the benefit of 2 shared visitors' spaces.

#### OUTSIDE

To the front there is a walled pathway from the road. This continues to the front garden which is laid to lawn with hedgerow boundaries and a paved path to the front door.

To the rear is a pretty and low maintenance paved garden with steps leading up to the gated rear access. The gate leads to the parking area and garage.

#### COUNCIL TAX BAND

**B**

Purchasers are advised to confirm this with the local council or via [www.voa.gov.uk](http://www.voa.gov.uk). before proceeding with any offer as Jessava Estates cannot be responsible for any inaccurate information.

#### FREEHOLD

We understand that the property is Freehold, however, these details must be confirmed via your solicitor.

#### SERVICES

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Whilst Jessava Estates endeavor to ensure that these sales particulars are correct, they do not form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All measurements are approximate and have been taken as a guide to prospective buyers only. If you require clarification on any aspect, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed upon with the seller.

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, by law we must carry out due diligence on all of our clients to confirm their identity. If you have an offer accepted on a property, we will use an electronic verification system alongside obtaining your identity documents. This allows us to verify you from basic details using electronic data; it is not a credit check so, therefore, will have no effect on you or your credit history. A copy of the search will be retained for our records.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	74   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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