

Offers Over - £325,000



1 Wilfred Close, Worcester, WR3 8XQ

JE JESSAVA ESTATES

A very well maintained, spacious, detached house, situated in a popular location. The accommodation briefly comprises of; entrance hall, cloakroom / WC, lounge, open plan kitchen / dining room, master bedroom with en-suite shower room, two further bedrooms and the family bathroom. Benefiting from central heating, double glazing, garage and driveway. Offered with no onward chain.

ENTRANCE HALL

Entered via a solid wooden front door and featuring wooden flooring, radiator, stairs to first floor and opening through to kitchen/diner and doors to lounge and WC.

CLOAKROOM / WC

Double glazed window to rear aspect, heated towel rail, wooden flooring, radiator.
Fitted with white close coupled WC and wall mounted basin with vanity unit

KITCHEN / DINING ROOM

6.9m x 3.2m

A spacious and modern room with double glazed windows to front and rear, plus part glazed back door to access the garden. Featuring wooden flooring and radiator.
The kitchen is fitted with a range of matching, white, wall and base units, stainless steel sink and drainer, solid wooden work surface, built in electric oven and microwave, ceramic hob with extractor over. The freestanding dishwasher, washing machine and fridge freezer are all included in the sale.

LOUNGE

4.7m x 3.26m

Well-proportioned room with double glazed window to front and sliding patio door to garden at the rear. Wooden flooring, two radiators.

STAIRS & LANDING

Stairs rising to first floor, carpeted floor, double glazed window to rear aspect, doors to all rooms.

PRINCIPAL BEDROOM

3.2m x 3m

Double glazed window to front aspect, fitted wardrobe, carpeted floor, radiator.

EN-SUITE SHOWER ROOM

Matching white suite consisting of vanity wash hand basin, close coupled WC, walk in shower cubicle with mixer shower.

BEDROOM 2

3.7m x 2.9m

Double glazed window to front aspect, fitted wardrobe, carpeted floor, loft access, radiator.

BEDROOM 3

2.8m x 2m

Double glazed window to rear aspect (with views across to the canal and Flagge Meadow playing fields), carpeted floor, radiator.

BATHROOM

3.2m x 1.6m

Matching white suite consisting of; vanity wash hand basin, close coupled, panel bath and walk in shower cubicle with mixer shower
Double glazed window to rear aspect, tiled floor, heated towel rail.

GARAGE

With up and over door to front, and wooden double doors to access the garden.

OFF STREET PARKING

Driveway in front of the garage to accommodate 2 vehicles.

GARDENS

The front and side of the property are mainly laid to lawn with mature shrubs. Paved pathways lead to the front door and garden gate.
To the rear there is a large, decked area across the back of the house with steps down to a level lawn with borders.
There are very useful double doors to access the garage.

COUNCIL TAX BAND – D

Purchasers are advised to confirm this with the local council or via www.voa.gov.uk. before proceeding with any offer as we 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 we 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.

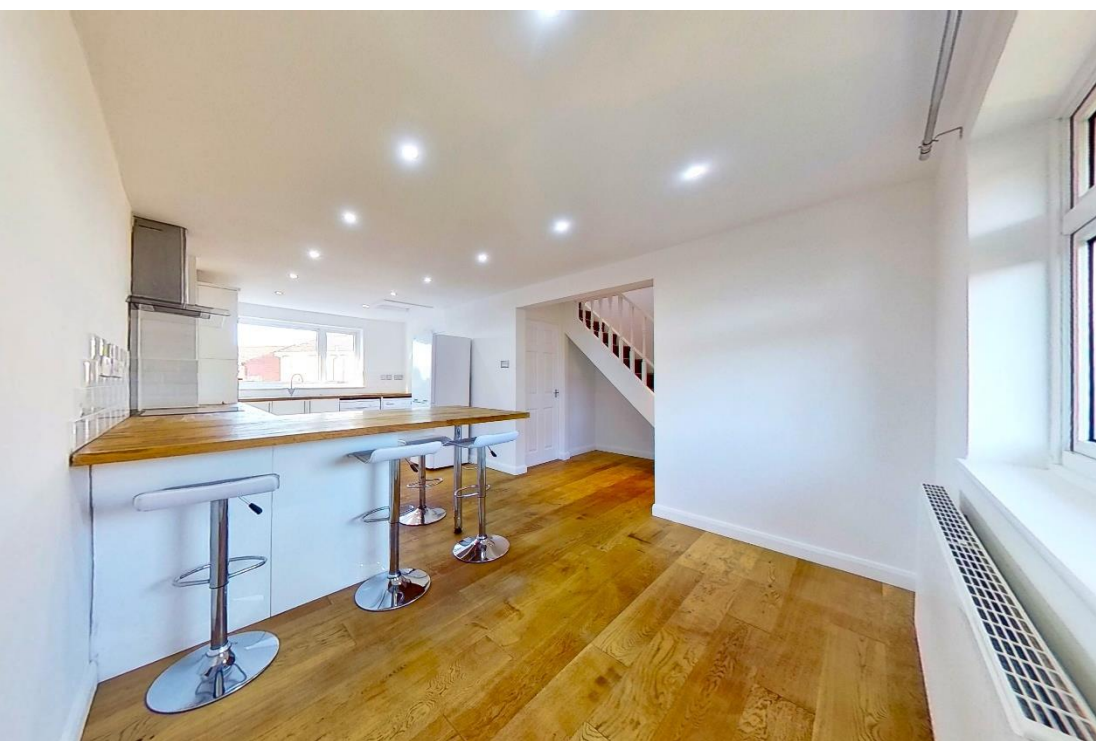
In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, by law we must carry out due diligence on all of our clients to confirm their identity. If you have an offer accepted on a property, we will use an electronic verification system 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01905 763300

info@jessava.co.uk www.jessava.co.uk







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.
Made with Metropix ©2024