



Philip Laney & Jolly

Bicton Avenue
St Peters
Worcester

47 Bicton Avenue, St Peters, Worcester. WR5 3TF

Located in the ever popular St Peters area of Worcester this immaculate end terrace property is offered for sale with no onward chain. The well presented accommodation briefly comprises entrance hall, kitchen, living room, two bedrooms and bathroom. The property also benefits from an immaculate easy to maintain rear garden, two allocated off road parking spaces, gas central heating and double glazing. An early viewing is essential, an ideal first time or investment purchase.

ENTRANCE HALL

Part glazed entrance door into entrance hall having ceiling light point, coving to ceiling, radiator, opening to Kitchen and door to Living Room:

LIVING ROOM

4.09m(13'5") x 3.86m(12'8")

A spacious sitting room with ceiling light point, coving to ceiling, radiator, electric fire in fireplace with tiled surround and mantel over, TV point, telephone point, staircase rising to the first floor accommodation. Double glazed sliding patio doors to rear aspect opening out onto the garden.

KITCHEN

2.84m(9'4") x 2.39m(7'10")

A fitted kitchen with matching base and eye level units, marble effect roll top work surface, tiled splash backs, sink unit with mixer tap, gas point for cooker, space for fridge/freezer, plumbing for washing machine, vinyl flooring. Ceiling light point, coving to ceiling, double glazed window to front aspect.

FIRST FLOOR

LANDING

Having ceiling light point, hatch to loft space, coving to ceiling, Central heating thermostat controls, doors to all rooms.

BEDROOM 1

3.25m(10'8") x 3.25m(10'8")max

Maximum Measurement into recess. Comprising of double glazed window to rear aspect, ceiling light point, coving to ceiling, radiator, door to over stairs storage cupboard with shelving, door to built in wardrobe with hanging rail and shelving over.

BEDROOM 2

3.23m(10'7") x 1.78m(5'10")

Comprising of ceiling light point, coving to ceiling, radiator, double glazed bay window to front aspect, built in wardrobe with hanging rail and shelving over.

BATHROOM

Fitted with a three piece suite comprising of low flush WC, pedestal wash basin, panelled bath with 'Mira' 415 electric shower over, tiled splash backs, ceiling light point, coving to ceiling. Obscured double glazed window to front aspect, radiator, door to airing cupboard housing wall mounted 'Worcester 240' combination boiler serving the central heating and hot water systems and wooden slatted shelving.

OUTSIDE FRONT

The property benefits from a small front garden mainly gravelled with a pathway leading to the front door.

OUTSIDE REAR

The pretty well presented rear garden has fencing to all borders and is mainly laid to slate chippings and gravelled for ease of maintenance. The rear garden is south facing has a patio area and pathway to the rear of the garden with gated access leading to the two allocated off road parking spaces. There is a shed and some plants and shrubs.

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 free from defects or in working order.

TENURE

We understand (subject to legal verification) that the property is leasehold. We await lease details from the current owner.

COUNCIL TAX BAND

Worcester City Council. Tax band B

VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

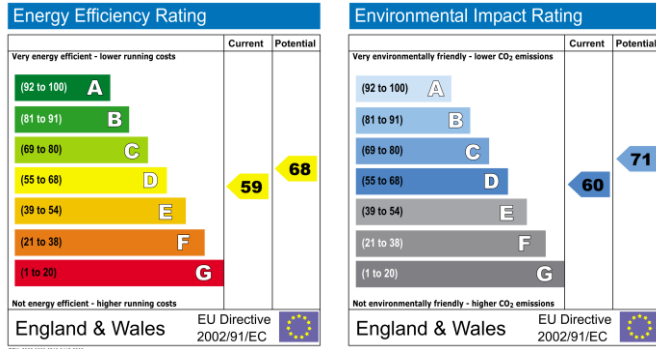
DIRECTIONS

From the Worcester offices of Philip Laney & Jolly

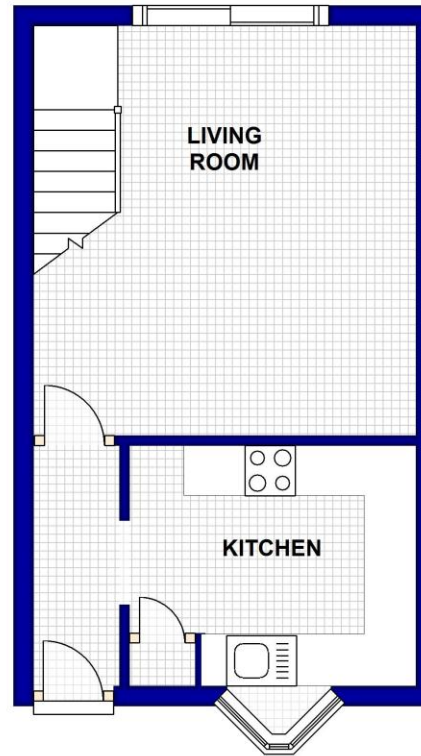
proceed in a southerly direction along Bath Road. At the roundabout turn left into St Peters Drive. Continue straight ahead passing Tesco's on the right and local convenience stores also on the right. Turn right into Bicton Avenue and the property will be found at the top of the road on the left hand side.

FLOOR PLAN

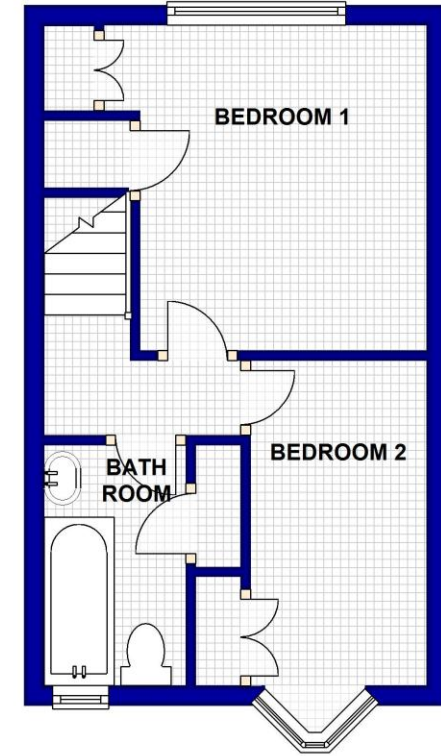
EPC



GROUND FLOOR



FIRST FLOOR



47 BICTON AVENUE, ST PETER'S, WORCESTER, WR5 3TF.

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

