

FOR SALE



7 Peabody Avenue, Harley Whitehouse, Worcester, WR4 0QA

2 Bedrooms, 1 Bathroom, Mid-terraced House

£229,950

MARTIN&CO



- Freehold mid-terraced house
- Approx 585sqft
- PVC double glazing
- Gas-fired central heating
- Separate drive for 2 cars
- Private southerly garden
- Council Tax band C
- EPC rating band C
- Ideal for FTB or BTL
- Vacant & No onward chain

**** VACANT & NO UPWARD CHAIN ****
 Martin & Co are pleased to be able to offer this freehold mid-terraced house for sale, situated in the desirable Harley Whitehouse district of Warndon Villages, on the outskirts of Worcester.

The property has excellent access to Malvern, Worcester, Pershore and Tewkesbury. The nearby M5 & M50 motorways provide an easy commute to Birmingham, Bristol, Cheltenham, Gloucester, and Hereford. Mainline stations are available at Worcester, Worcestershire Parkway, Pershore and Malvern.

Warndon Villages offer good local amenities including Tesco store and Worcester Royal Hospital, with the facilities of Worcester City Centre being within 4 miles.

The house offers comfortable accommodation of approximately 585sqft, with a separate two car drive to the side of the terrace, PVC double glazing, gas-fired central heating and private rear garden with a lovely southerly aspect.

- KEY POINTS** Vacant & No onward chain
 Freehold tenure
 Approx 585sqft
 Drive for 2 cars
 PVC double glazing
 Gas-fired central heating
 Council tax band C
 EPC rating tbc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



INCLUSIONS Floor coverings as fitted
Curtain poles as fitted
Light fittings as fitted
Electric oven, hob & cookerhood
Built-in wardrobe in bedroom 1

OUTSIDE

PARKING

To the side of the terrace, there is a tarmac drive providing off-road parking for two cars.

GROUND FLOOR

CANOPY PORCH

HALL 1.52m x 1.00m (5'0" x 3'3")

LOUNGE 4.70m x 2.90m < 3.77m (15'5" x 9'6" < 12'4")

DINING ROOM 2.45m x 1.94m (8'0" x 6'4")

FITTED KITCHEN 2.45m x 1.71m (8'0" x 5'7")

FIRST FLOOR

LANDING 2.12m x 0.96m (6'11" x 3'2")

BEDROOM ONE 3.79m x 2.49m (12'5" x 8'2")

BEDROOM TWO 3.77m x 2.48m (12'4" x 8'1")

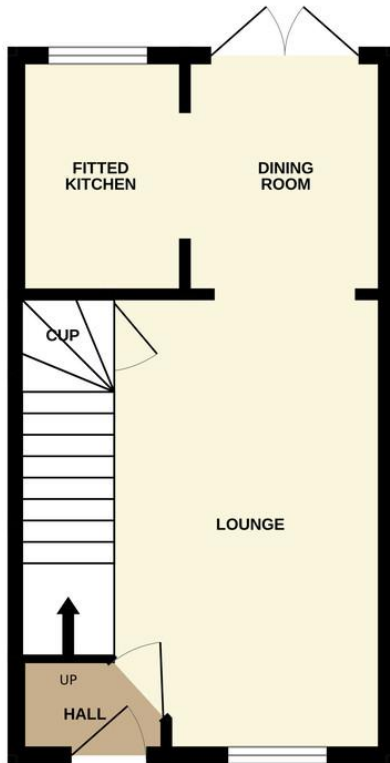
BATHROOM 2.09m x 1.72m (6'10" x 5'8")

GARDENS

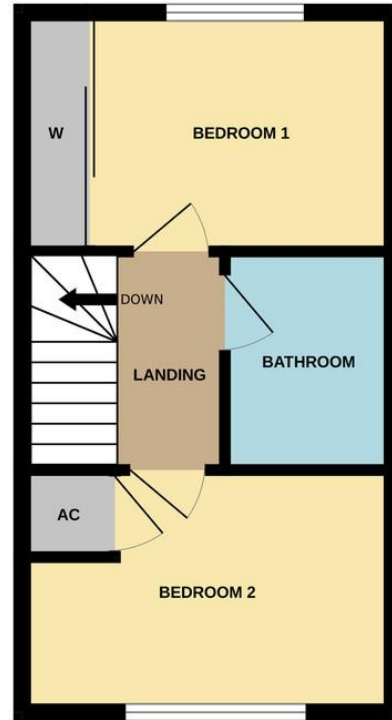
The house stands behind a front garden and enjoys a good size rear garden with a lovely southerly aspect. There is a pathway from the side providing access to the rear garden.



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 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.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.