

Philip Laney & Jolly

46 Hoskyns Avenue, Worcester, WR4 0LL

Asking Price £320,000

3 2 2 C

Philip Laney & Jolly Worcester are pleased to present this three-bedroom link detached house, situated in a quiet cul-de-sac at the end of Hoskyns Avenue, Worcester. Offering well-proportioned accommodation, a private garden and a driveway plus garage, this property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and needs.

The ground floor comprises a welcoming entrance hall, a spacious living room providing plenty of room for both relaxing and entertaining, and a fitted kitchen. Additionally the conservatory offers additional living space overlooking the garden, creating a pleasant spot to sit and enjoy the outlook throughout the year.

Upstairs, the property offers three bedrooms, with the principal bedroom benefiting from an ensuite shower room, alongside the family bathroom. The layout provides flexibility for families, couples or those looking for an additional bedroom to use as a home office.

Externally, the property benefits from a rear garden with a combination of lawn and patio areas, offering space for outdoor seating and gardening. To the front, the driveway provides off-road parking and leads to the garage.

While some cosmetic improvements would allow the next owner to put their own stamp on the property, it offers a great opportunity to make the most of its existing space and layout.

Located in a convenient residential area of Warndon Villages in Worcester, Hoskyns Avenue is well placed for access to local amenities, with Worcester Royal Hospital also nearby. The property offers a balance of a cul-de-sac setting and convenient access to the facilities and services of the surrounding area.

EPC: C Council Tax Band: D Tenure: Freehold

**Entrance**
Double glazed front door into:

**Entrance Hallway**
Storage cupboard. Radiator and ceiling light point. Stairs rising to first floor. Doors off to:

**W C**
Obscure double glazed window to side aspect. Low level WC and wall mounted wash hand basin. Tiled splashback. Radiator and ceiling light point.

**Kitchen**
Double glazed window to front aspect. Matching wall and base units with worksurface over. One and a half bowl stainless steel sink and drainer. Space and plumbing for dishwasher and washing machine. Space for undercounter fridge. Freestanding 'Hotpoint' oven and grill with 4 ring induction hob and extractor over. Ceiling light point. Wall mounted 'Worcester Bosch' boiler.

**Living/Dining Room**
Double glazed window to rear aspect. Radiator and two ceiling light points. Understairs storage. Double glazed sliding doors leading into:

**Conservatory**
Double glazed windows to rear and side aspects. Double glazed French doors leading out into:

**First Floor Landing**
Double glazed window to side aspect. Airing cupboard. Ceiling light point. Doors off to:

**Bedroom One**
Double glazed window to rear aspect. Built-in wardrobe. Radiator and ceiling light point. Door to:























**En-Suite**
Corner shower cubicle with electric 'Mira' shower, pedestal wash hand basin and low level WC. Tiled splashback. Radiator and ceiling light point.

**Bedroom Two**
Double glazed window to front aspect. Built-in wardrobe. Radiator and ceiling light point.

**Bedroom Three**
Double glazed window to rear aspect. Radiator and ceiling light point.

**Bathroom**
Obscure double glazed window to front aspect. Panelled bath with taps and handheld shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling light point.

**Rear Garden**
Initial patio seating area with steps up to a lawned garden. Enclosed by timber panel fencing. Outdoor tap and garage access.

**Parking**
Parking for two cars and a garage.

**Tenure Freehold**
We understand that the property is offered for sale Freehold.

**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.

**Floor Plan**
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.

**COUNCIL TAX WORCESTER**
We understand the council tax band presently to be : D
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).

**Broadband**
We understand currently that Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

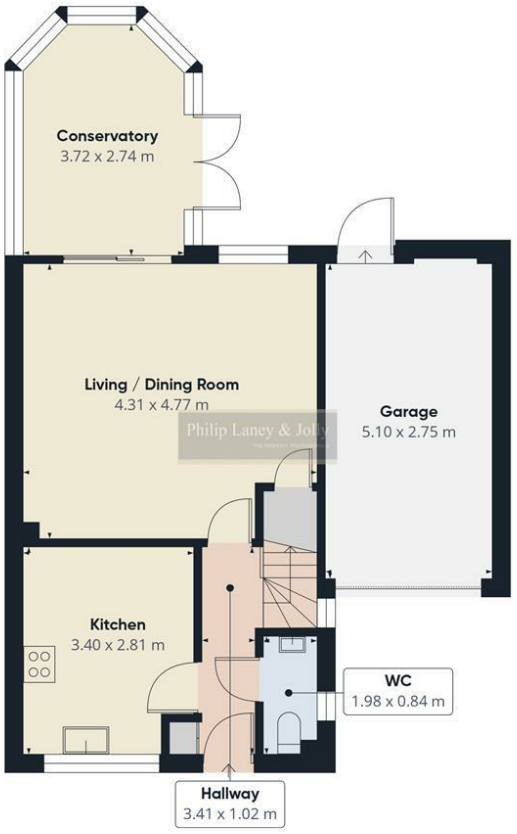
**Mobile Coverage**
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

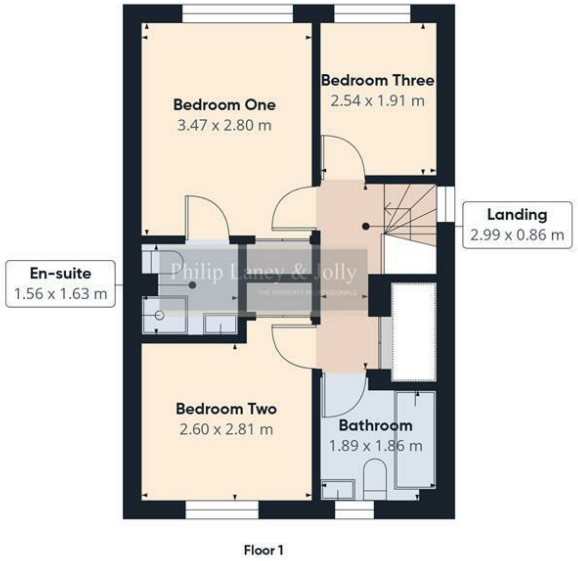
https://checker.ofcom.org.uk/en-gb/mobile-coverage

**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.

**Viewings**
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



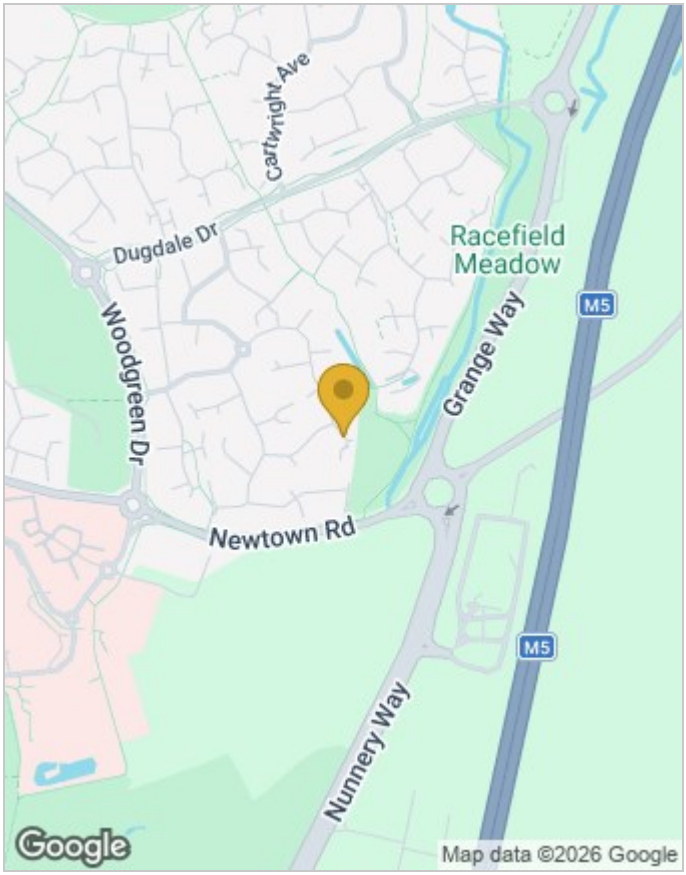

Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

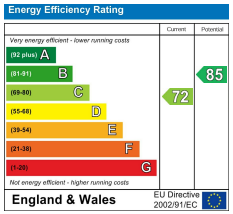
Approximate total area(1)
94 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




## 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.

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