

oulsnam



11 Archers Close, Droitwich, WR9 9LH

Guide Price £125,000

EPC: C

OULSNAM PRESENT THIS ONE BEDROOM GROUND FLOOR MAISONETTE SITUATED WITHIN EASY ACCESS TO DROITWICH TRAIN STATION, TOWN CENTRE AND AMENTIES. Benefiting from a Garage en-block & parking. Ideal for First Time Buyers or Buy to Let Investors! E P Rating C

DIRECTIONS

From the agents office head northwest on Victoria Square towards Ombersley Street East, Victoria Square turns slightly left and becomes Ombersley Street East. Turn left at Covercroft then at the roundabout, take the second exit onto Ombersley Way. At the next roundabout, take the second exit onto Ledwych Road, follow the road round and take the second left into Archers Close. The property is located at the end of the cul-de-sac along a pedestrian footpath.

SUMMARY

- * Approached via a paved pathway round to the rear of the building
- * Entrance Hallway with glazed door leading to the Lounge
- * Fitted Kitchen with space for various appliances.
- * Inner hallway with doors to the storage cupboard, double bedroom and bathroom
- * Bathroom with white suite including low level wc, a vanity with basin and a panel bath with overhead shower
- * Outside there are lawned areas either side of the paved pathway at the rear and there is an additional lawned area to the front
- * Garage in a separate block

GENERAL INFORMATION

SERVICES central heating to radiators is provided by a gas fired boiler located in the kitchen.

TENURE Leasehold commenced on 4/5/2018 for 99 years. There are no service charges, a yearly maintenance approx. £376pa and ground rent £100pa.



Hall

Kitchen:

11'6" x 5'11" (3.5m x 1.8m)

Lounge / Diner:

14'9" x 9'2" (4.5m x 2.8m)

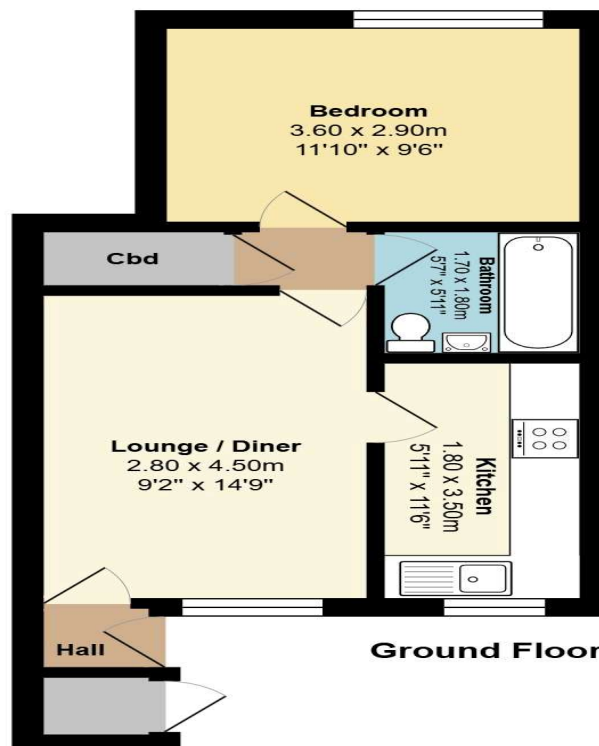
Bathroom:

5'11" x 5'7" (1.8m x 1.7m)

Bedroom:

11'10" x 9'6" (3.6m x 2.9m)

11, Archers Close, Droitwich Spa, WR9 9LH



Total Approx Area: 38.0 m² ... 409 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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