

oulsnam



Winslow Avenue, Droitwich, WR9 8PX

Asking Price £165,000

EPC: C

OULSNAM PRESENT THIS FIRST-FLOOR MAISONETTE OFFERED FOR SALE WITH NO ONWARD CHAIN - Boasting a light and airy lounge diner, fitted kitchen, three bedrooms & bathroom. Benefitting from a garden and outside storage space. An ideal FTB or BTL opportunity. EP Rating C

DIRECTIONS

From the Agents office proceed onto B4090 Worcester Road. At the traffic lights and crossroads turn right onto the Hanbury Road. At the mini-island take the second exit onto Winslow Avenue, follow this road around, the property can be found on the right hand side.

A fabulous opportunity to acquire this three-bedroom maisonette with its own garden.

SUMMARY

- * Steps lead up to the front door where stairs rise to the Hallway with doors opening into all accommodation.
- * Light and airy lounge diner with views across the gardens.
- * Kitchen is fitted with a range of units and has an integrated oven and four ring gas hob and space for freestanding appliances
- * Three Bedrooms, the main bedroom has a built-in cupboard for storage and overlooks the front aspect, a second double bedroom overlooks the front aspect with the third bedroom being perfect for a nursery or home office.
- * Bathroom comprising a white suite with a bath with a shower over, hand basin and w/c.
- * This property benefits from its own garden offering space for garden games, entertaining and outside dining. There is also a brick built outside storage space ideal for garden equipment or bikes.
- * Ideal First Time Buy or Buy to Let

GENERAL INFORMATION

SERVICES

All mains' services are connected to the property.

The central heating is generated by a gas boiler located in the kitchen.

TENURE

The agent understands the property is leasehold with 125 years from 1985. Service charges are £34 pcm paid to Platform housing group and Current annual ground rent is £13.



Hallway

Kitchen:
9'6" x 9'6" (2.9m x 2.9m)

Lounge/diner:
14'5" x 11'10" (4.4m x 3.6m)

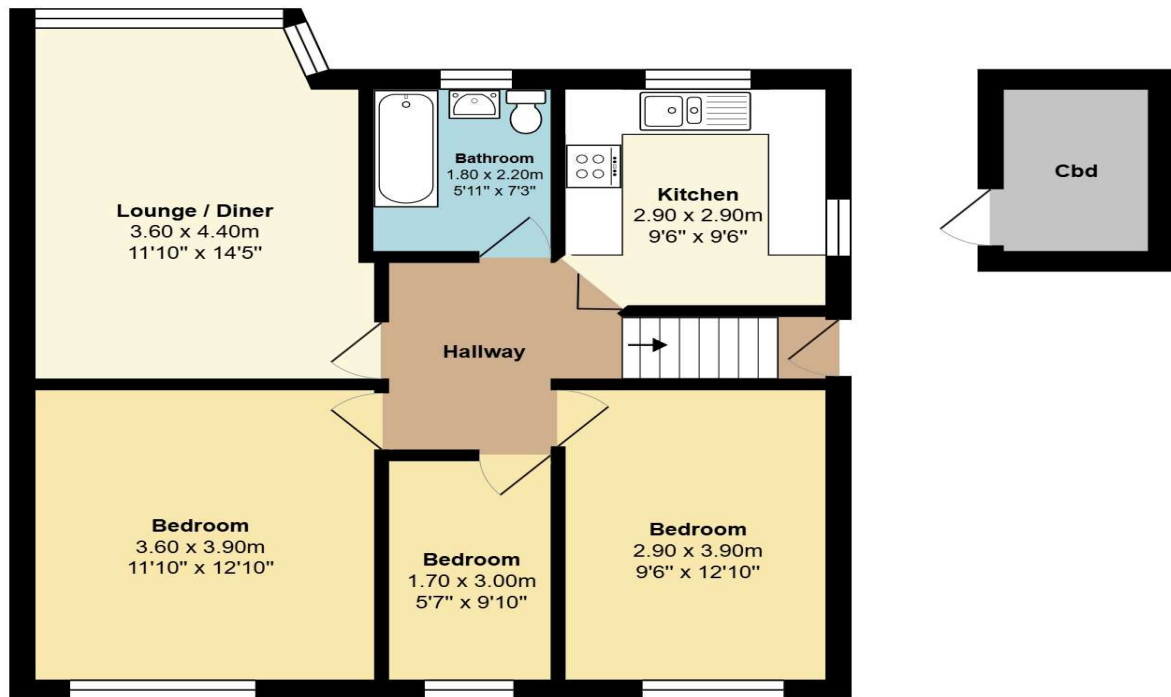
Bedroom:
12'10"x 11'10" (3.9mx 3.6m)

Bedroom:
12'10" x 9'6" (3.9m x 2.9m)

Bedroom:
9'10" x 5'7" (3m x 1.7m)

Bathroom:
7'3" x 5'11" (2.2m x 1.8m)

11b, Winslow Avenue, Droitwich Spa, WR9 8PX



First Floor

Total Approx Area: 68.0 m² ... 732 ft² (excluding cbd)

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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