

Connells

Goodrest Walk
Worcester

Goodrest Walk
Worcester WR3 8LG

For Sale guide price
£190,000







Property Description

Situated on Goodrest Walk, Worcester, this three-bedroom semi-detached property in need of modernisation offers spacious family accommodation together with excellent off-road parking and a garage.

The property comprises of a living room to the front elevation, providing a space for relaxing and entertaining. To the rear, there is a fitted kitchen opening into a dining area, creating a practical and sociable layout with views over the garden.

To the first floor are three bedrooms and a family bathroom, offering ample space for growing families, first-time buyers or those looking to downsize.

Externally, the property benefits from a large driveway and detached garage to the rear, providing parking for up to four vehicles, a rare and highly desirable feature.

Located within easy reach of local amenities, schools, transport links and Worcester city centre.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Radiator and carpet flooring.

Stairs to the first floor.

Living Area

Front facing double glazed window, ceiling light, radiator, gas fire, understairs storage cupboard and carpet flooring.

Dining Room

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

Kitchen

Rear facing double glazed window, spotlights, wall and base units, sink and drainer unit, integrated fridge freezer, Vaillant boiler and tiled flooring.

Archway leading through to the dining area.

Door to the side.

First Floor

Landing

Side facing double glazed window, loft access and carpet flooring.

Bedroom One

Two rear facing double glazed windows, ceiling light, radiator and carpet flooring.

Bedroom Two

Front facing double glazed window, ceiling light, storage cupboard, radiator and carpet flooring.

Bedroom Three

Front facing double glazed window, ceiling light, storage cupboard, radiator and carpet flooring.

Bathroom

Rear facing double glazed window, W.C, walk in shower, bath, partly tiled walls, radiator and carpet flooring.

Outside

Outside Front

To the front of the property is a large, stored area. A pair of 12ft metal gates which leads to a four-bay detached garage (9m x 4m) and a further stored area ideal for parking

Outside Rear

To the rear of the property is a flat rear garden. There is also a side access via gate.

Garage

To the rear is a four-bay detached garage (9m x 4m)







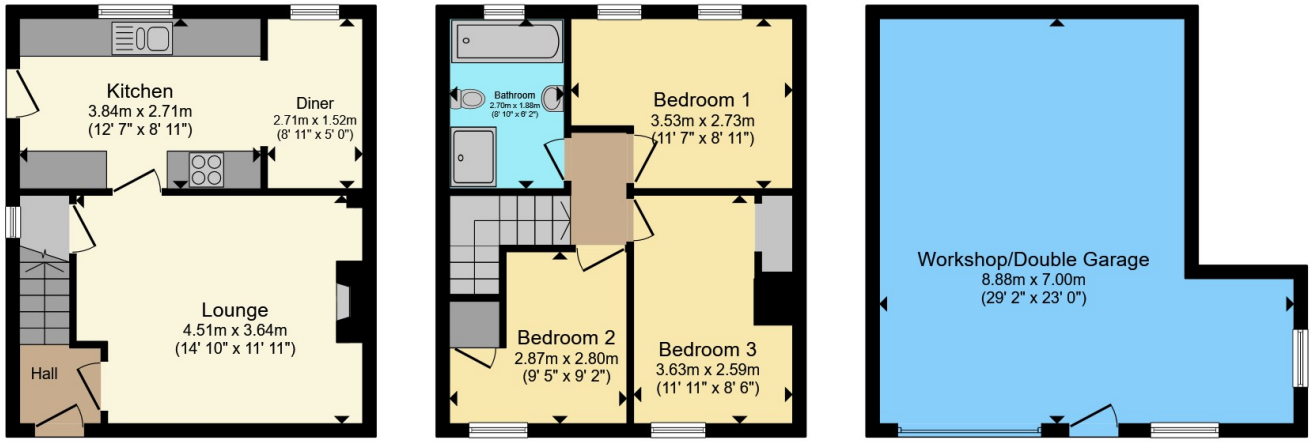












Ground Floor **First Floor** **Garage**

Total floor area 105.8 m² (1,139 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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