



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



### **3 BED HOUSE - TERRACED BURNSALL CLOSE, WORCESTER**

- WR4
- Three Bedrooms
- Lounge
- Kitchen
- Rear Garden
- Garage
- Triple Glazing
- EPC: C69

## Description

Three bedroom terraced property located in WR4 with garage and parking for offers over £200,000. This well presented property offers buyers porch, lounge, dining room, kitchen, three bedrooms, bathroom and rear garden. The property is also located in a great position offering local schooling, amenities, and great links to Worcester City and Junction 6 of the M5, Further benefits include garage, off road parking and triple glazed windows throughout. We can do viewings 7 days a week, please contact The Property Centre 01905 22222 to arrange a viewing. Potential rental income of £850 offering a gross yield of 5.1%.

## Entrance

Via Upvc double glazed door.

## Entrance Porch

Laminate flooring. Radiator. Wooden single glazed door to Lounge.

## Lounge

5.36m x 7.57m (11'79 x 17'94)  
Upvc triple glazed window to front aspect. Stairs to first floor. Television point. Radiator. Carpet flooring.

## Dining Room

4.70m x 4.11m (8'89 x 11'30)  
Triple glazed French doors to rear aspect. Laminate flooring. Radiator.

## Kitchen

3.96m x 4.09m (11'24 x 8'65)  
Triple glazed door to rear. A range of eye level and base storage units with roll edge worktops over. Stainless steel one and half bowl sink unit with single drainer and mixer tap over. Built in oven and hob with extractor hood over. Plumbing for washing machine and dishwasher. Part tiled walls. Laminate flooring.

## Landing

Access to loft space. Doors to all bedrooms and bathroom. Storage cupboard housing combi boiler.

## Bedroom One

4.06m x 3.81m (10'40 x 12'06)  
Upvc triple glazed window to front aspect. Built in wardrobe. Radiator. Carpet flooring

## Bedroom Two

4.11m x 5.26m (9'54 x 11'75)

Upvc triple glazed window to rear aspect. Radiator. Carpet flooring.

## Bedroom Three

4.47m x 2.82m (8'80 x 7'27)

Upvc triple glazed window to rear aspect. Radiator. Carpet flooring.

## Bathroom

Upvc triple glazed window to rear aspect. Panelled bath with shower over. Vanity wash hand basin. Low level W.C. Part tiled walls. Shaver point. Extractor fan. Radiator. Laminate flooring.

## Front of Property

Mature shrubs. Lawn.

## Garage

Single garage with off road parking.

## Rear of Property

Enclosed by timber panelled fencing. Patio with lawn beyond. Outside water tap. Pedestrian rear access.

## Tenure - Freehold

## Date of Particulars - 29.10.20

DRAFT DETAILS

## Agents Note

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

## Property Price:

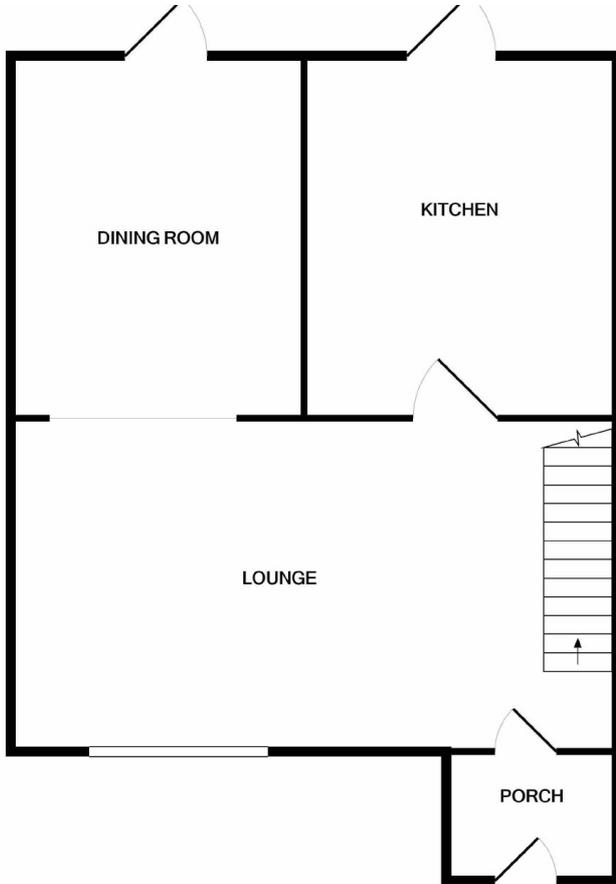
Offers Over £200,000



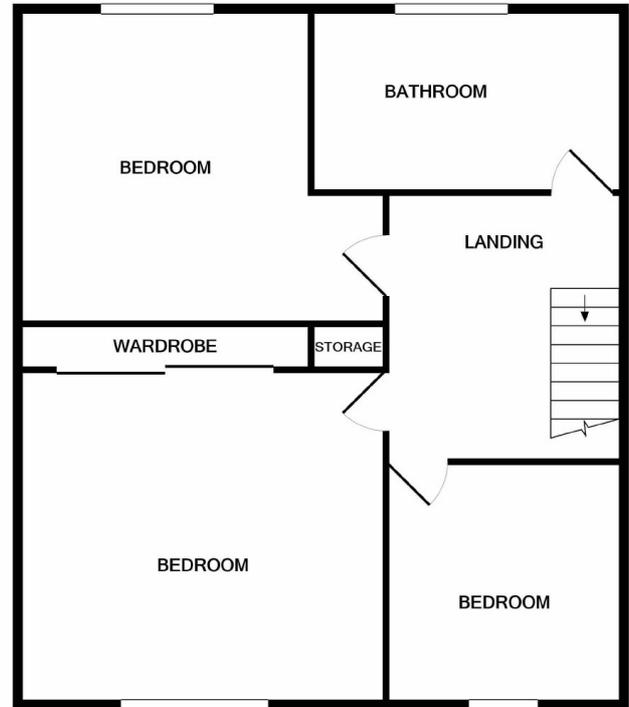
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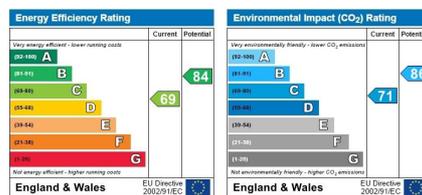


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

**VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222**

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