



10 Bluebell Close, Malvern, WR14 3QR

£235,000

A well presented, mid terraced home in a convenient location on a bus route and with nearby access to the common, primary and secondary schools and a good range of shops in Barnards Green. Briefly comprising:- reception hall with tiled floor, cloakroom, built in storage cupboards, refitted kitchen, separate sitting room and dining room, three bedrooms and a refitted shower room, easily maintained compact garden with built in shed, double width off road parking at the front. Benefitting from gas central heating and double glazing.



10, Bluebell Close, Malvern, WR14 3QR

Replacement composite door opens to:-

ENTRANCE HALL

With side aspect, opaque, double glazed window, cupboard under to electric meters, tiled floor. Door to cloak room. Open to:-

RECEPTION HALL

With stairs to first floor, central heating thermostat, continuing tiled floor, radiator. Doorway to dining room. Doors to sitting room and cloakroom. Open to:-

KITCHEN

Front aspect, double glazed window, fitted cupboard housing Worcester gas central heating boiler. Refitted kitchen with eye and base level units, including four ring Zanussi electric hob with filter hood over, built-in double oven and grill, 1 1/2 bowl single drainer sink unit, built-in Zanussi slimline dishwasher, plumbing for washing machine, space for fridge/ freezer, tall, wire racked larder cupboard.

CLOAKROOM

Front aspect, opaque double glazed window w c wash basin radiator shelving, continuing tiled floor.

DINING ROOM

Rear aspect, double glazed window, rear aspect, double glazed French doors to garden, double radiator, door to built in understairs cupboard.

SITTING ROOM

Rear aspect, double glazed door to garden with matching windows to sides, fireplace with living flame gas fire, double radiator with shelf over.

Stairs to first floor with built in cupboard with hanging and shelving.

Landing with built-in overstairs, storage cupboard. Double doors to further built in cupboard with hanging and shelving. Doors:-

BEDROOM ONE

Front aspect, double glazed window, radiator.

BEDROOM TWO

Rear aspect, double glazed window, radiator.

BEDROOM THREE

Rear aspect, double glazed window, radiator.



SHOWER ROOM

Front aspect, opaque double glazed window, wash basin, wc, heated towel rail, large walk in shower with thermostatic shower, extractor fan and heated towel rail.

OUTSIDE

At the front of the property, the garden is hard landscaped to give double width parking for two cars and has an outside tap.

At the rear, the garden has a patio adjoining the rear of the house with path to rear gate. Central area of garden with shrubs and flowering plants, areas suitable for table and chairs with external power. Brick built shed with double doors.

DIRECTIONS

Proceed down Church Street, through the traffic lights and straight on to the traffic Island in Barnards Green. Take the third exit, going straight on onto Guarlford Road. Go past The Bluebell pub on the right hand side and take the next turn on the right into Bluebell Close. Number 10 can be found on the right hand side.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is:

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn