

For Sale

£220,000



Three Counties Park Upper Pendock Malvern WR13 6JW

This two bedroom Park Home, available for residents over the age of 50, offers modern accommodation to include a spacious open plan Kitchen Dining Room, Living Room, Bedroom with walk through wardrobe and Ensuite, additional Bedroom and Bathroom.

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Open Plan Kitchen Dining Room

Part glazed obscured entrance door opens into the spacious Kitchen Dining Room.

Dining Area

With space for a dining table, radiator and double glazed window to the side aspect. Access to the Bedrooms and doors to the Living Room.

Kitchen

The Kitchen is fitted with a range of colour fronted base and eye level units with wood effect working surfaces. One and a half stainless steel sink unit with drainer and mixer tap with fully tiled splashback. Four ring gas hob with extractor above, single electric oven, integrated fridge freezer, washing machine and tumble dryer and space and plumbing for a dishwasher. Double glazed window to the side aspect and wood effect flooring. Concealed combination boiler.

Living Room

Double doors open to the Living Room with three windows to the front and side aspects providing stunning views across open

countryside and towards the Malvern Hills. Radiator and coal effect electric fire unit.

Hallway

Doors off to both bedrooms and bathroom, door to a useful storage cupboard. Access to the loft space via hatch.

Bedroom One

Double glazed window to the side aspect, coving to ceiling, radiator and access to the floor to ceiling fitted wardrobes. Door to the Ensuite Shower Room.

Ensuite

Fitted with a white suite comprising low flush WC and corner shower cubicle with glazed screen, mains shower and tiled splashback. Vanity sink unit with wash hand basin, mixer tap, tiled splashback and cupboards below. Wood effect flooring, radiator, extractor fan and double glazed obscure window to the side aspect.

Bedroom Two



Floor to ceiling fitted wardrobe, coving to ceiling, radiator and double glazed window to the side aspect.

Bathroom

Fitted with a white suite comprising panel bath with tiled splashback, low flush WC and vanity sink unit with wash hand basin, tiled splashback and cupboards below. Coving to ceiling, extractor fan, radiator, wood effect flooring and double glazed obscured window to the side aspect.

Outside

Parking for two cars. Small front garden with flower bed and fruit trees.

The home stands on a wrap around, fully fenced, pet friendly garden with gated access to either side. Partly laid to lawn with paved and gravel paths, flower filled borders, shrubs and fruit trees. 'Keter' potting shed, storage unit and compost bin.

Agents Note

Fully Residential Site, one dog and one cat permitted.

Ground Rent £245.48 per month. Waste water is paid to the Site Owner twice yearly at £8.26 per person, all other Utilities are paid direct to the Utility providers.





Total floor area 70.4 sq.m. (758 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 propertybox.io

Denny & Salmond

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13a Worcester Road
MALVERN WR14 4QY

Property Ref: MVN100279 - 0005

Tenure: EPC Rating: Exempt

Council Tax Band: A

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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