Denny & Salmond

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For Sale

guide price **£180,000**



Meadway Malvern WR14 1SB

In need of some updating and situated in a popular residential area is this Two Bedroom Semi-Detached Bungalow offers a corner plot position with front and rear gardens and driveway parking. This property is offered with no onward chain!

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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.

Entrance Hall

Doors off to all rooms, radiator access to loft space via hatch and ladder, the loft is boarded with lighting and double glazed window to the front aspect.

Entrance Porch

Part Glazed Entrance door opens into the Entrance Porch with opening to the Entrance Hall.

Kitchen

Fitted with a range of base and eye level cream fronted units with wooden working surface and fully tiled splashback. Single electric oven with four ring gas hob and extractor above, stainless steel sink unit with drainer and mixer tap. Wall mounted oyster Bosch boiler, radiator, space and plumbing for a washing machine and space for a further tall appliance. Duel aspect double glazed windows to the rear and side aspect providing stunning views of the Malvern Hills.



Living Room

Spacious living room with feature gas fire with wooden mantle and stone surround. Coving to ceiling, radiator and double glazed sliding doors to the rear garden.

Bedroom One

Spacious double bedroom with coving to ceiling, double glazed window to the side aspect and floor to ceiling fitted wardrobes. Radiator and door to a large storage cupboard.

Bedroom Two

Coving ceiling, radiator and double glazed window to the side aspect.

Shower Room

Fitted with a white suite comprising low flush WC, vanity sink unit with wash hand basin, mixer tap and cupboards below. Corner shower cubicle with glazed screen, electric shower and tiled splashback. Partially tile walls, extractor fan, 'Ladder' style radiator and double glazed obscured window to side aspect.

Outside

The wrap around Fore Garden is laid to lawn with a paved pathway leading to the front door and gated side access. To the side of the property is parking for one vehicle and access to the single garage.

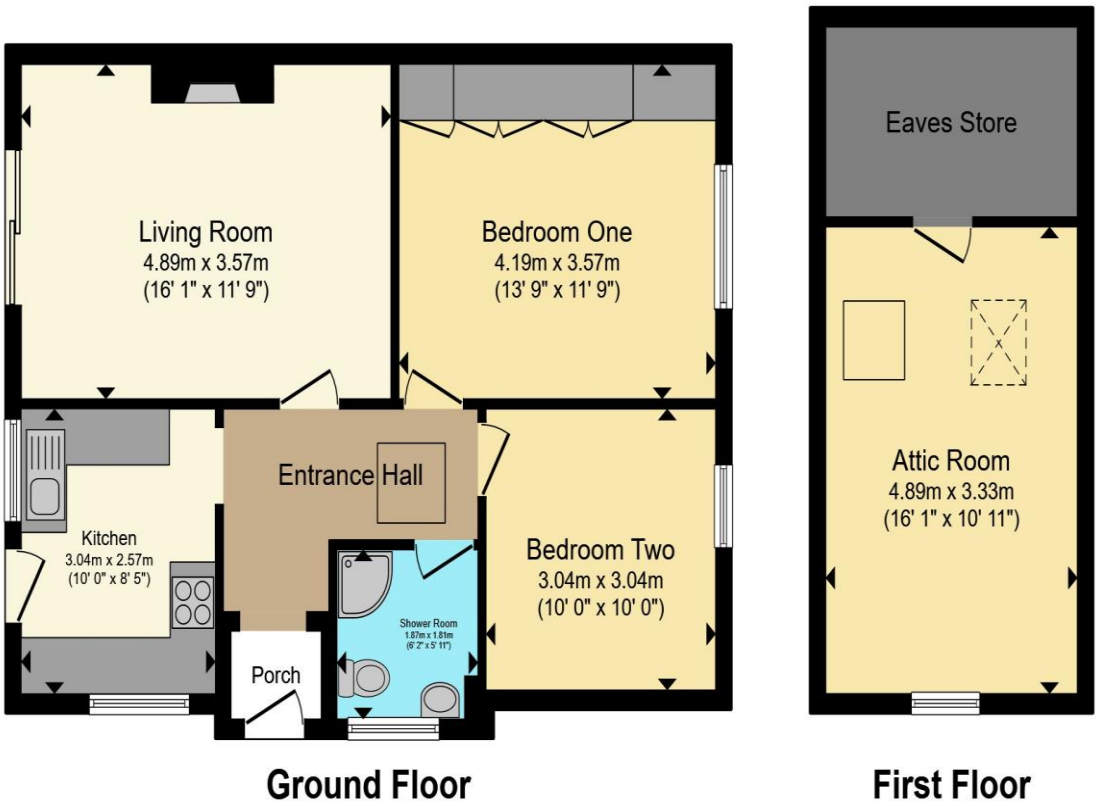
The Rear Garden included a paved seating area adjoining to the property with a fabric canopy, outside tap and lighting. Steps lead up to the shrub filled garden with access to the single garage. The garden is encompassed by timber fencing with gated side access.











Total floor area 77.5 sq.m. (834 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.focalagent.com

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MALVERN WR14 4QY

Property Ref: MVN100302 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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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