Denny & Salmond

dennyandsalmond.co.uk

For Sale

£225,000



Duke Of Edinburgh Way Malvern WR14 1AX

The property briefly comprises: Entrance hall, living room and kitchen dining room, whilst to the first floor there are three bedrooms and shower room.

Duke Of Edinburgh Way Malvern WR14 1AX

Entrance Hall

Double glazed obscured door opens into the Entrance Hall with doors off to the Living Room and Kitchen. Stairs rise to the first floor landing, double glazed window to the side aspect and door to a cupboard housing an updated consumer unit.

Living Room

Large double glazed window to the front aspect and wall mounted storage heater.

Kitchen Dining Room

The Kitchen is fitted with a range of base and eye level units with working surface, one and a half stainless steel sink unit with drainer and mixer tap. Space and plumbing for two undercounter appliances, space for a slot in cooker and further space for a tall appliance. Double glazed windows to the rear aspect in the Dining Area and single glazed window in the Kitchen, both overlooking the generous garden, wood effect flooring and door to a Pantry. Double glazed obscured door to the side access and storage.

First Floor Landing

Stairs rise to the first floor landing with doors off to all rooms. Double glazed window to the side aspect and access to the loft space via hatch and ladder.

Bedroom One

Spacious double bedroom with floor to ceiling fitted wardrobes with hanging rail and shelving. Double glazed window to the front aspect.

Bedroom Two

Double glazed window to the rear aspect overlooking the well maintained rear garden and door to the Airing cupboard housing slatted shelving and water tank.

Bedroom Three

Currently used as an office with a double glazed window to the front aspect.

Shower Room

Fitted with a white suite comprising low flush WC, vanity sink unit with cupboards below. Shower cubicle with electric shower, glazed screen and tiled splashback. Obscured double glazed window to the side and single glazed window to the rear aspect and extractor fan.



Outside

The fore-garden is primarily laid to lawn with a paved path leading to the Entrance Door, the pathway continues to the timber built open storage area and gated side access.

To the rear of the property is a generous lawned garden with a raised timber decking seating area. A pathway leads up the garden to a further seating area with brick built fire pit, mature apple and grape trees. The garden is encompassed by timber fencing with gated side access. To the side of the proper is a brick built workshop with updated lighting and power and an additional storage space.

Council Tax Band

We understand that this property is council tax band B

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Aml Fee

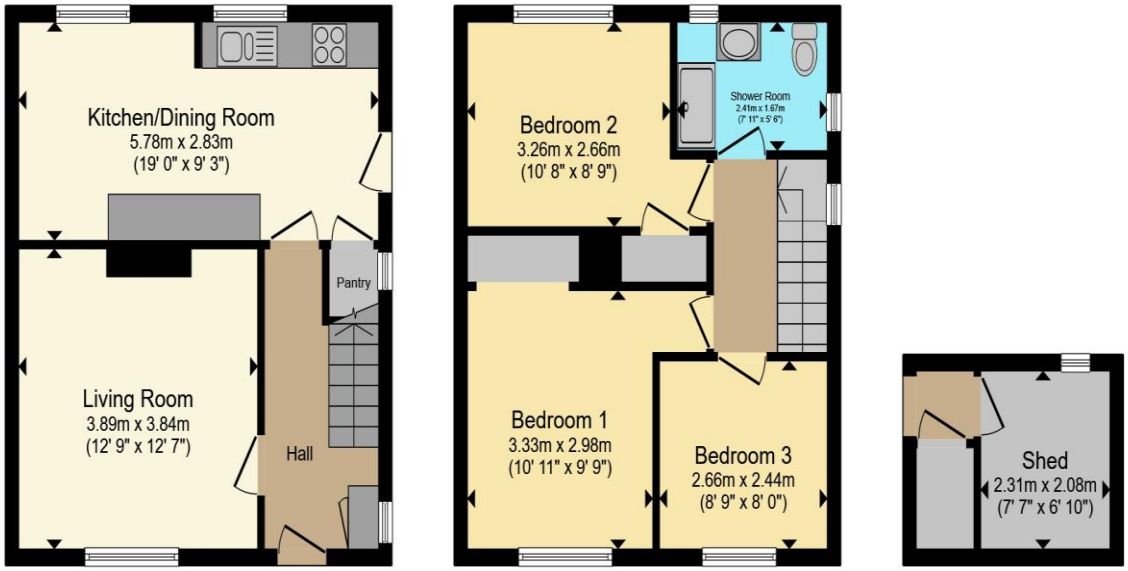
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 86.0 sq.m. (926 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





To view this property please contact Denny & Salmond on

T 01684 561866
E sales@dennyandsalmond.co.uk

13a Worcester Road
MALVERN WR14 4QY

Property Ref: MVN100132 - 0003

Tenure:Freehold EPC Rating: F

Council Tax Band: B

view this property online
dennyandsalmond.co.uk/Property/MVN100132

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk