Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
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1 Ashdown Rise, Malvern, WR14 2RB

£235,000

An end of terrace, three bedroomed house in this small residential side road close to local facilities. In brief, the accommodation comprises: Generous porch, guest WC, hallway, kitchen, living room, dining room, rear hall and brick built shed attached, three bedrooms and shower room. Set away from the road, the property benefits from its own off road parking space, well laid out frontage and rear garden on two levels with side access to the front. Although in need of some updating, this home has been well loved and maintained. Offered in a NO CHAIN SALE situation, we recommend an internal viewing to appreciate what is on offer.







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ENTRANCE
Approached via pathway, uPVC door leading to:

PORCH
Brick and double glazed construction, wood block flooring, cupboard housing the fuse board, shelving, Folding door from porch leading to: hallway. Door to:

GUEST WC
Front facing obscure double glazed window, wood block floor, wall mounted hand basin, low level WC, radiator.

HALLWAY
Radiator, power point, understairs storage cupboard, further cupboard with shelving and coat hooks, walk-in cupboard with shelving, stairs to the first floor.

KITCHEN
Front facing double glazed windows, matching range of wall and base units, electric cooker, washing machine, fridge and freezer, stainless steel sink unit, glass fronted display cupboards, pantry with shelving, Vaillant central heating boiler, radiator.

LIVING ROOM
Rear facing double glazed windows offering a lovely view up to the Hills over the garden, power points, radiator.

DINING ROOM
Rear facing double glazed window, radiator, power points, obscure patterned double glazed door leading to:

REAR PORCH
Brick construction with double glazed door onto the garden, shelving power points and light.

FIRST FLOOR LANDING
Radiator, cupboard over the stairs, airing cupboard with insulated hot water cylinder and slat shelving.

SHOWER ROOM
Refurbished with generous glass-screened shower units with Mira shower, hand basin on vanity unit with cupboards under, built-in WC, obscure double glazed window, large platform shelf (over stairs).

BEDROOM ONE
Front facing double glazed window, offering excellent views over roof tops, radiator, power points.

BEDROOM TWO
Rear facing double glazed window with super views of the Hills, radiator, built-in wardrobe with sliding doors, power points.

BEDROOM THREE
Rear facing double glazed window, radiator, power points, built-in wardrobe with shelving and hanging rail.

EXTERNALLY - REAR GARDEN
An attached brick store room with wooden door, shelving, power and light, obscure double glazed window to the rear, flag stoned patio, wooden shed, pathway leading to the side of the house which is enclosed, has a level lawn, high level gate to the road, further path to a high level gate accessing the front. There are steps and a retaining wall to a further enclosed wall, shrub border, stone pathway around the garden.

AGENT'S NOTE
If the white goods in the kitchen are not required, the vendors will arrange for them to be removed.

DIRECTIONS
From the centre of Malvern proceed down Church Street in the direction of Barnards Green. Turn left after Manor Park Tennis Park onto Madresfield Road and proceed to the small traffic island. Turn left onto Pickersleigh Road and then the next left into Ashdown Close. Bear immediately left again into Ashdown Rise. The property is found in front of you, before the right hand bend in the road.

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

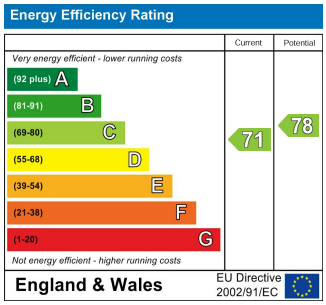
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and curtains are included in the sale and other items may be available by separate negotiation.

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: B

ENERGY PERFORMANCE RATINGS: Current: Potential:

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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