



**49 Broadlands Drive, Malvern, WR14 1PW**

**£265,000**

A well proportioned semi-detached bungalow situated in a quiet residential location. Comprising: entrance hallway, sitting room, dining room, kitchen, utility room, two double bedrooms, bathroom, garage and driveway, private and attractive rear gardens. The property is double glazed, centrally heated and offered with no onward chain. The property would benefit from some updating, but offers great scope to improve a very comfortable home. Viewing early is recommended.





# 49, Broadlands Drive, Malvern, WR14 1PW

## ENTRANCE HALL

uPVC front door with obscure glass, opens to entrance hall, radiator, loft access hatch, airing cupboard housing hot water tank, doors to:

## LIVING ROOM 15'8" x 10'2" (4.80m x 3.11m)

Front facing uPVC window, tiled fireplace with electric fire, television point, radiator, two wall light points.

## DINING ROOM 10'2" x 7'8" (3.11m x 2.34m)

Rear facing uPVC window and double doors opening to the garden, serving hatch to kitchen, radiator, telephone point.

## KITCHEN 11'8" x 7'4" (3.58m x 2.26m)

Rear facing uPVC window, side door to utility. Range of wooden eye and base level units, integrated electric oven, one and a half sink and drainer unit, space for dishwasher, space for fridge, television point, serving hatch to dining room.

## UTILITY 8'11" x 8'2" (2.72m x 2.51m)

Front and rear facing uPVC window, wall mounted boiler, range of wooden eye and base level units, space and plumbing for washing machine, space for further appliances, rear door to garden.

## BEDROOM ONE 11'7" x 9'9" (3.55m x 2.98m )

Front facing uPVC window, corner shower cubicle with electric Triton shower, radiator.

## BEDROOM TWO 11'6" x 8'4" (3.51m x 2.56m)

Side facing uPVC window radiator, range of built in wardrobes.

## BATHROOM 7'0" x 5'9" (2.14m x 1.76m)

Side facing obscure uPVC window, low level WC, wash basin, panel bath with shower attachment over, radiator.

## GARAGE 19'11" x 8'2" (6.08m x 2.50m)

Detached single garage with metal up and over door, side door and window, power and light.

## FRONTAGE

Laid to stone chippings with conifer planting. Path to front door. Gravel driveway leads to the garage. Gated side access.



## REAR GARDEN

Laid initially to a slab patio area and path to the side to gated side access, steps and path lead to rear with stream beyond the rear gate, laid to lawn with shrub planting, timber garden shed and timber panel fencing, outside light and tap.

## DIRECTIONS

From our office on Worcester Road turn left and follow the road along to the traffic lights. Turn left onto Newtown Road. Go along this road and turn fourth left into Belmont Road. Turn left into Cowleigh Bank and right into Broadlands Drive. Number 49 can be found after the road bears right, on the left hand side, indicated by the For Sale sign. For more details or to book a viewing, please call our Malvern Office on 01684 561411.







**Approximate total area<sup>(1)</sup>**  
85.7 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

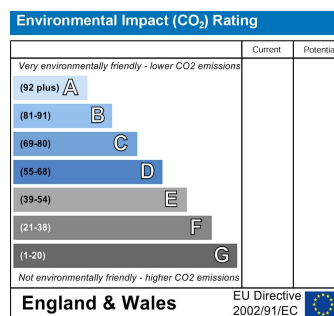
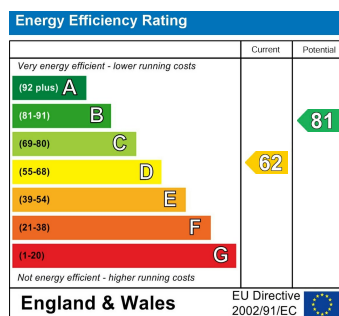
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C

**ENERGY PERFORMANCE RATINGS:** Current: D62 Potential: B81

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



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