



The Garth Moorlands Road, Malvern, WR14 2UA

£350,000

A rare opportunity to acquire an attractive bungalow, right in the heart of Malvern, overlooking Link Common to the fore and with a south facing garden. The property has a gated front garden, entrance hallway, study hallway, sitting room, kitchen, garden room/dining room, two bedrooms and a bathroom. The property has a southerly garden and rear access to a garage and parking space off Lea Hill Close behind. The property is offered with no onward chain and we recommend a viewing to appreciate the position and accommodation on offer in this very convenient location.



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ENTRANCE 12'8" x 4'3" (3.88m x 1.31m)

uPVC front door opens to hallway, rooflight window, radiator, opens up to a:

STUDY HALLWAY 19'5" x 10'11" (5.93m x 3.35m)

Spacious open plan space, two Velux skylight windows, two built in cupboards, radiator, loft access, telephone and broadband point.

BEDROOM TWO 11'3" x 7'6" (3.44m x 2.31m)

Front facing double glazed window, radiator, fitted wardrobes and drawers.

BEDROOM ONE 16'4" x 11'11" (5.00m x 3.65m)

Front facing double glazed window overlooking the common, range of three double fitted wardrobes, drawers and dressing table, radiator, Velux skylight window, spot lighting.

BATHROOM 11'6" x 5'6" (3.52m x 1.69m)

Two side facing Velux skylight windows, panel bath, low level WC, corner shower cubicle, radiator, tiled walls, heated towel rail, extractor fan.

SITTING ROOM 13'9" x 10'8" (4.20m x 3.26m)

Television point, radiator, open plan to garden room.

GARDEN ROOM 15'7" x 10'11" (4.77m x 3.34m)

Low brick wall and double glazed panels, insulated roof, doors to garden, overlooks the garden with a southerly aspect. Open plan to the Kitchen and the Sitting Room

KITCHEN 10'10" x 8'8" (3.31m x 2.65m)

Side facing Velux window, range of eye and base level units, lots of work surface, sink and drainer unit, electric cooker point with extractor over, plumbing for dishwasher, space for other appliances, tiled walls, spot lighting.

UTILITY 16'3" x 4'5" (4.97m x 1.37m)

Rear facing uPVC door, skylight, tiled floor, radiator, sink and drainer unit, wall mounted gas combi boiler, plumbing for washing machine, spot lighting.

OUTSIDE FRONTAGE

High stone wall with cast iron gate from Moorlands Road, with the beautiful Malvern common on your doorstep. Front garden is low maintenance with a path to the front gate, rest of the garden is laid to stone chippings and shrub planting.



REAR GARDEN

Private feeling rear garden, southerly facing rear garden with sections of lawn, planting and patio seating area and timber garden shed. Path at the rear leads to the Garage.

GARAGE AND PARKING

Single garage with power and light, electric roller door.

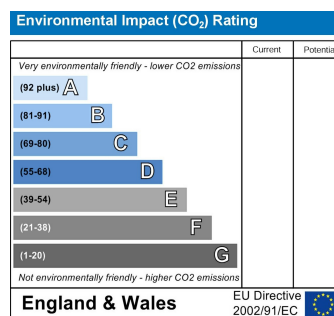
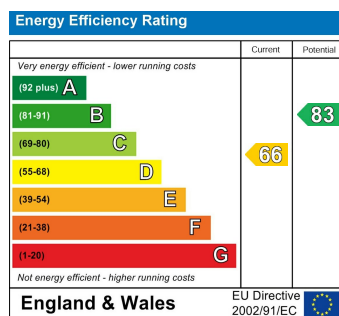
DIRECTIONS

From the centre of Great Malvern proceed down Church Street and turn left at the traffic lights into Graham Road. At the end of Graham road, before crossing the common, turn right onto Moorlands Road, and the property can be found on the right hand side, just past the turning for Cockshot Road. For more details or to book a viewing, please call our Malvern Office on 01684 561411.





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: D
ENERGY PERFORMANCE RATINGS: Current: D66 Potential: B83
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270



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