



64 Lower Howsell Road, Malvern, WR14 1DR

£350,000

A three bedroom detached family home which offers opportunity to renovate and refurbish, with two reception rooms, garage and parking and mature garden.

Briefly comprising:- entrance hall with storage cupboards, living room, dining room, sun room, kitchen with pantry, rear hall with built in storage and wc, three bedrooms, bathroom, separate wc. Outside there is a potting shed and storage area adjoining the house, garage with side access, ample parking, mature gardens to front and rear.

The property is situated in a popular location close to facilities in Malvern Link including a range of shops, a post office and a mainline train station plus Malvern Link common.

Offered for sale with no onward chain.



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HALL

With built in cupboard, built in cloaks cupboard, side aspect window, night storage heater, stairs to first floor. Doors to:

DINING ROOM 15'11" x 8'5" (4.87m x 2.58m)

Front aspect window, night storage heater.

LIVING ROOM 20'9" x 11'10" (6.33m x 3.62m)

Front aspect window, stone ornamental fireplace, two night storage heaters. Door to kitchen. Large window and glazed door to:

SUN ROOM 9'6" x 8'11" (2.91m x 2.74m)

Timber framed with poly carbonate roof, sliding door to garden, night storage heater.

KITCHEN 13'6" x 7'9" (4.13m x 2.38m)

Rear aspect window. Door to rear lobby. Built in pantry with shelving. Kitchen units to eye and base level with one and a half bowl single drain sink unit, plumbing for washing machine, space for electric cooker, built in fridge.

REAR LOBBY

With built in storage cupboards. Door to side passage, door to garden. Door to WC with low flush WC, side aspect opaque window.

FIRST FLOOR

With side aspect window, built in airing cupboard with hot water tank, hatch to loft space which has drop down ladder, light and is boarded and shelved.

Doors to:

BATHROOM

Rear aspect opaque glass window, bath and wash basin with tiled surround, cupboard under wash basin, small shower enclosure with electric shower, night storage heater.

SEPARATE WC

Rear aspect opaque glass window, WC, wash basin.

BEDROOM THREE 11'9" x 7'9" (3.60m x 2.38m)

Rear aspect window, night storage heater, built in shelved cupboards.

BEDROOM TWO 11'10" x 9'2" (3.63m x 2.80m)

Front aspect window, built in double wardrobe, electric panel heater.



BEDROOM ONE 12'6" x 11'10" (3.82m x 3.61m)

Front aspect window, built in window, electric panel heater.

OUTSIDE

To the front of the property is an area of garden with small trees and lawn, parking area to the fore of the garage which has swing doors. Gate at side giving access to the rear garden.

Rear garden with patio adjoining the house with outside tap. At the opposite side of the property is a lean to potting shed with storage area. The garden is mature with a lawn and central shrub bed, deep shrub beds at the border. At the end of the garden is the frame of a greenhouse which is in need of repair.

DIRECTIONS

From the Allan Morris office proceed along Worcester Road and go to Malvern Link. At the crossroads where the traffic lights are, turn left into Richmond Road. At the T junction turn right into Church Road and proceed to the end. Turn left onto Howsell Road and go past the right hand turn for Summerfield Road. No 64 is just after, on the left hand side.





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

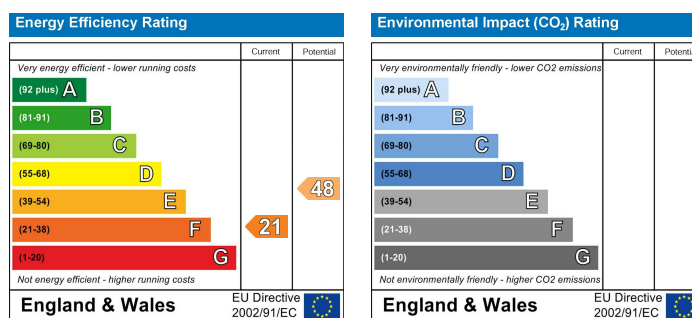
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. The carpets and curtains are also included in the sale.

SERVICES: 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: E

ENERGY PERFORMANCE RATINGS: Current: F21 Potential: E48

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



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