



108 St. Andrews Road, Malvern, WR14 3PP

Price Guide £350,000

A detached two bedroomed bungalow in this sought after location benefiting with lovely views to the Malvern Hills. In brief, the accommodation comprises: storm porch, hallway, living room with archway to dining room, dining kitchen, garden room, utility room, two double bedrooms and family bathroom with separate shower cubicle. The gardens, which have been lovingly tended set off the property which is offered in a 'NO ONWARD CHAIN' situation. Although in need of some updating, we recommend an early viewing to appreciate this lovely home.



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ENTRANCE

Approached via steps to the storm porch and uPVC front door opening into:

HALLWAY

With radiator, power point, coat hooks and door to:

LIVING ROOM 11'0" x 11'11" (3.37m x 3.64m)

uPVC front facing double glazed window, radiator, power points, television point, coal effect gas fire on granite style base with matching surround and mantle shelf, two low level built-in cupboards, archway and step down to:

DINING ROOM 9'11" x 10'2" (3.03m x 3.12m)

Front facing double glazed window, radiator, power points, glazed doors leading to:

GARDEN ROOM 18'2" x 10'2" (5.55m x 3.12m)

Double glazed construction with French door opening to the garden and offering glorious views to the Hills, tiled floor, power points, desk area with shelving, double glazed patio doors and steps to the dining kitchen and door to:

REAR PORCH/UTILITY ROOM 14'9" x 6'6" (4.5m x 2m)

Being of double glazed construction to the rear with door onto the garden and side window, block construction to the utility area with shelving, cupboards, washing machine, tumble dryer.

DINING KITCHEN 17'6" x 10'11" (5.34m x 3.34m)

Double glazed rear facing window with views of the Hills, double glazed door to the rear garden, matching range of wall and base units with inset gas hob, Bosch double oven and grill, under-counter fridge, dishwasher, inset stainless steel bowl and a half sink unit, peninsular breakfast bar, built-in cupboards.

BATHROOM 11'11" x 5'4" narrows (3.64m x 1.65m narrows)

Walk-in glazed shower cubicle, pedestal bath, close coupled WC, obscure glazed window, corner cupboard, hand basin on vanity unit, radiator, wall mounted fan heater.

BEDROOM TWO 12'11" x 8'5" (3.96m x 2.58m)

Twin built-in wardrobes, double glazed window with lovely views, shelving and radiator.



MASTER BEDROOM 11'9" x 9'10" (3.6m x 3m)

Front facing double glazed windows, twin built-in wardrobes with over bed cupboards, shelving, radiator.

OUTSIDE

The gardens surrounding the property are beautifully stocked and thoughtfully planted. From the rear, there is a flagstoned walkway around the bungalow. The garden is largely laid to lawn with raised flower borders and beds, there is a further seating area, mature shrubs, hedging and a gate to the common land - ideal for dog walkers. A walkway leads past the pergola and garden room to gated access to the front.

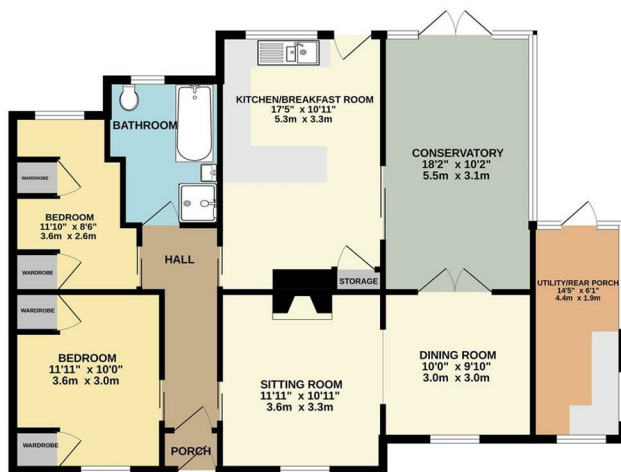
The foregarden is elevated from the road and essentially laid to lawn with well stocked flower and shrub borders. Steps lead down to the parking space and road.

DIRECTIONS

From the town centre, proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right, to the junction with Court Road. Turn right and proceed along St Andrews Road, where the property can be found almost at Peachfield Road, on the right as indicated by the agent's sale board. For more details or to book a viewing, please call our Malvern office on 01684 561411.



GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, some measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

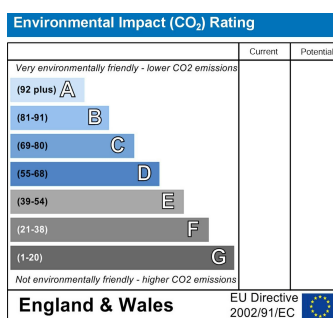
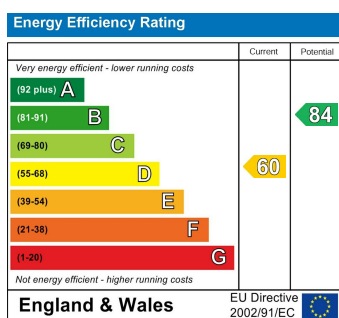
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity, water, gas 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 at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D60 Potential: B84

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



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