Denny & Salmond

01684 561866

Residential Sales & Letting Agents



4 The Hollies Mews Lower Howsell Road

Malvern, WR14 1ED

£195,000

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Hollies Mews is located in a quiet private cul-de-sac in a popular location of Malvern Link and is within walking distance of local amenities. This spacious two bedroom semi-detached home, briefly comprises: Entrance hall, kitchen, dining area, living room with double glazed patio doors opening to the front aspect. To the first floor are two double bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and off road parking for two cars. Offered for sale with no onward chain, this would make an ideal first home or buy to let investment. An internal viewing is strongly advised. EPC D











- Semi-Detached Property
- Living Room with Dining Area
- Bathroom
- Double Glazing
- No Onward Chain
- Fitted Kitchen
- Two Bedrooms
- Gas Central Heating
- Off Road Parking

Entrance Hall
Double glazed door opens into the Entrance Hall. With stairs rising to the first floor, radiator and door to a large understairs storage cupboard. Opening to the Dining Area

Dining Area
5'7" x 7'2"
With laminate flooring and squared openings leading to the Living Room and Kitchen.

Fitted Kitchen
7'3" x 9'3"
Fitted with white base and eye level storage units with rolltop worksurfaces over and tiled splashback. Stainless steel one and a half bowl sink unit with mixer tap. Space for a slot in gas cooker with extractor canopy over. Space and plumbing for a washing machine and space for a further appliance. Tiled flooring and double glazed window to the front aspect.

Living Room
13'7" x 15'8"
With the continuation of the laminate flooring from the Dining Area, radiator and TV aerial point. Double glazed patio doors opening out to the front aspect. Wooden cupboard housing newly installed gas fired central heating boiler.

First Floor
From the Entrance Hall, stairs rise to the First Floor landing with doors off to all Bedrooms and Bathroom.

Bedroom One
15'10" x 8'10"
Double glazed window to front aspect and radiator.

Bedroom Two
12'9" x 9'8" max
A large over stairs storage cupboard. Double glazed window to front aspect and radiator.

Bathroom
Fitted with a white suite comprising of enamel panelled bath with mains shower over. Low flush WC. Extensive tiling to all walls. Pedestal wash hand basin and obscure glazed window to the front aspect. Radiator with towel rail above. Large built-in double cupboard and access to loft space.

Outside
The front of the property has been laid with tarmac to provide off road parking for 2 cars. Wooden fencing to either side and a pillared style canopy leads to the Entrance and double doors to the Living Room.

Council Tax Band
We understand that this property is council tax band

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This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

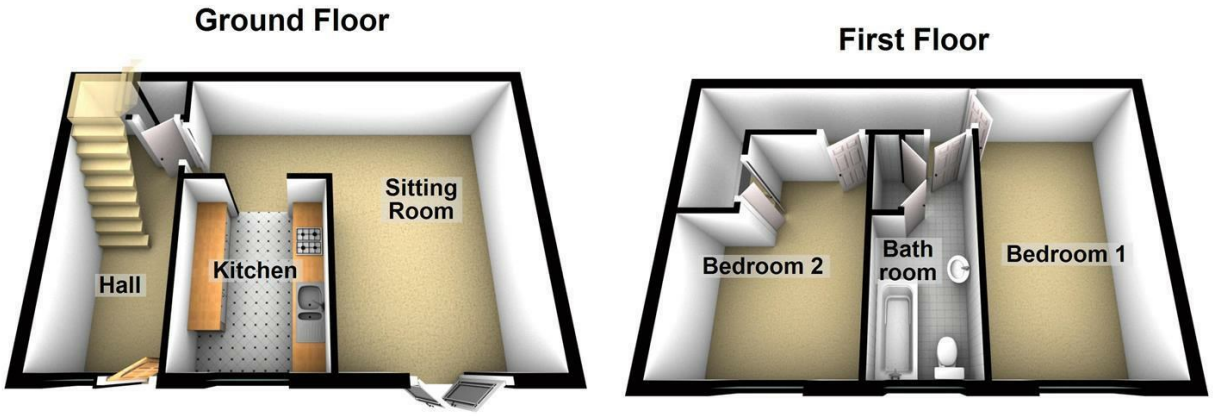
Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

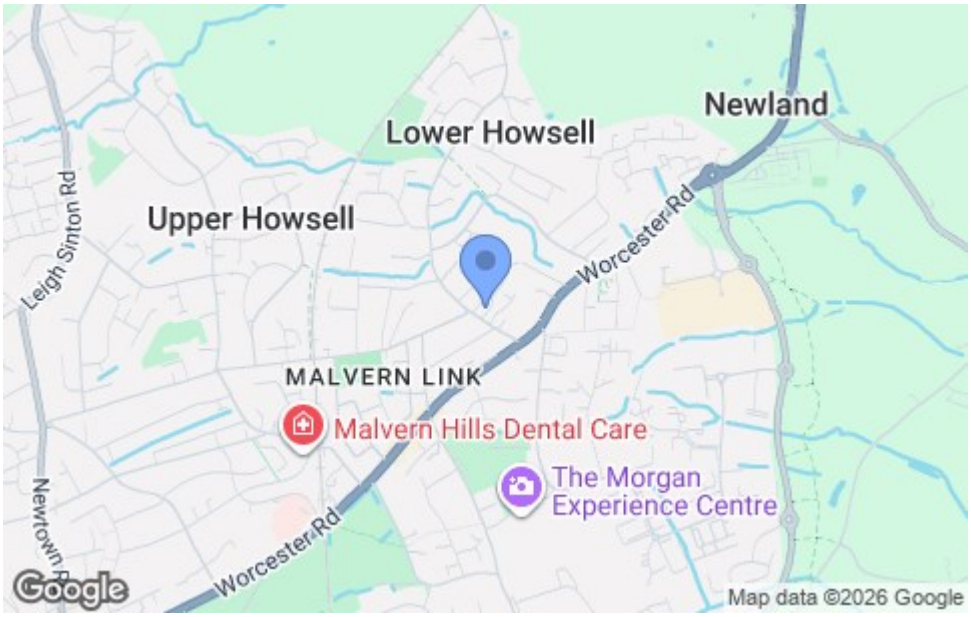
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Floor Plan

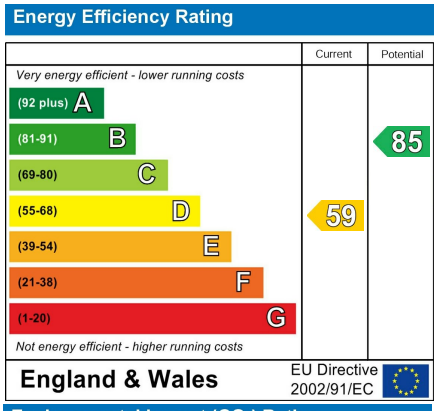


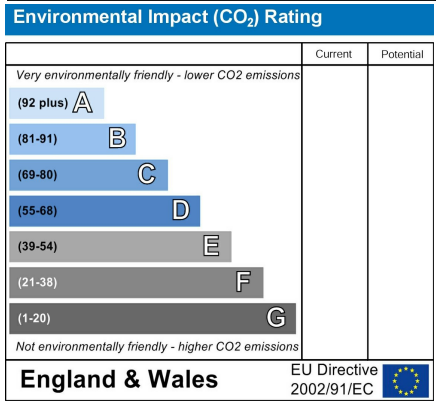
4 The Hollies Mews, Lower Howsell Rd, Malvern

Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY
Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk

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