Denny & Salmond

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Residential Sales & Letting Agents

54 Belmont Road

Malvern, WR14 1PL

This attractive Victorian end of terrace property offers accommodation over three floors, to include Entrance Hall, Living Room, Conservatory, Dining Room, Kitchen, Utility Room and Cloakroom. To the first floor are two Bedrooms and an updated Bathroom and to the second floor is a converted Attic Room. The property further benefits from a Cellar and private enclosed gardens to the rear of the property. Located within a popular residential area and within walking distance of local amenities to include shops, pubs and transport links.

£240,000

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Entrance Hall

Part glazed entrance door opens to the Entrance Hall, with an opening to the Living Room. Door to the Inner Hallway, double glazed window to the side aspect, radiator and wood effect flooring.

Living Room

10'10" x 8'9" (max 9'1") (3.32 x 2.68 (max 2.77))

A bright room with a feature fire place and wooden mantle, currently housing an electric fire unit. Coving to ceiling, wood effect flooring and double glazed window to the front aspect,

Inner Hallway

Stairs rise to the first floor landing, door to the Dining Room and double glazed door opens to the Conservatory.

Conservatory

9'10" x 9'9" (3.01 x 2.98)

Upvc constructed conservatory on a brick base with wood effect flooring and power points. Double glazed windows to the rear, side and front aspect, double glazed patio doors opening to the rear gardens.

Dining Room

12'1" x 10'10" (max 12'11") (3.70 x 3.32 (max 3.96))

From the Inner Hallway door opens to the Light and Bright Dining Room. Fire place with wooden mantle, featured besides two recesses. Coving to ceiling, wood effect flooring and a double glazed window to the side aspect. Door to the Kitchen and door to the:

Cellar

Steps lead down to the cellar with spotlighting, exposed beams and door to rear gardens.

Kitchen

8'10" x 6'4" (2.71 x 1.95)

From the Dining Room stepping down to the Kitchen, which is fitted with a range of base and eye level units with working surfaces and tiled upstand. Slot in AEG double oven with four ring gas hob and extractor above. Stainless steel sink unit with drainer and mixer tap. Spotlighting, radiator, wood effect flooring and double glazed window to the rear aspect. Part glazed door to:

Utility

Fitted with eye level unit and working surface. Space and plumbing for a washing machine and space for an additional undercounter appliance. Part glazed door to the rear garden and door to the Cloakroom.

Cloakroom

Fitted with a low flush WC and floating contemporary wash hand basin with mixer tap. Tile effect flooring.

First Floor Landing

Stairs rise to the first floor landing with spotlighting and doors off to both Bedrooms, Bathroom and Door to Loft Room.

Bedroom One

12'1" x 10'11" (recess 12'11") (3.70 x 3.33 (recess 3.95))

A spacious bedroom with exposed wooden floor boards and coving to the ceiling. Two dual aspect double glazed windows to the rear and side aspect. Door to the attic room, radiator and wall mounted spotlights.

Bedroom Two

8'11" x 7'10" (recess 9'5") (2.73 x 2.39 (recess 2.88))

A light room with a double glazed window to the rear aspect and radiator.

Bathroom

Stepping down to the Bathroom, which is fitted with a white suite comprising low flush WC and pedestal wash hand basin with mixer tap and tiled splash back. Wall mounted mirror cabinet and shaver socker. 'P' Shaped panel bath with glazed screen, tiled surround and waterfall effect mains shower with additional shower attachment. Double glazed obscured window to the rear aspect, radiator and wood effect flooring. Door to the airing cupboard housing the Valliant boiler and shelving.

Attic Room

12'11" x 7'1" (eaves 11'7") (3.96 x 2.16 (eaves 3.54))

Stairs rise from the first floor landing to the Attic Room, which is currently being used as a dressing room. With copious amounts of storage under the eaves, and a double glazed window to ceiling. Exposed beams and spotlighting.

Outside

The front of the property is predominantly laid to stone for ease of maintenance, with a low brick wall and wrought iron fencing. A paved path leads to the Entrance Door.

The Garden to the rear of the property is predominantly laid to lawn with shrub filled boarders and a raised gravel seating area. The garden is encompassed by timber fencing, with gated rear access. Access to the cellar can be gained from the rear garden. From the utility door, access to an area laid to lawn, please note the neighboring property has right of access across this piece of land.

Council Tax Band

We understand that this property is council tax band B.
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

Directions

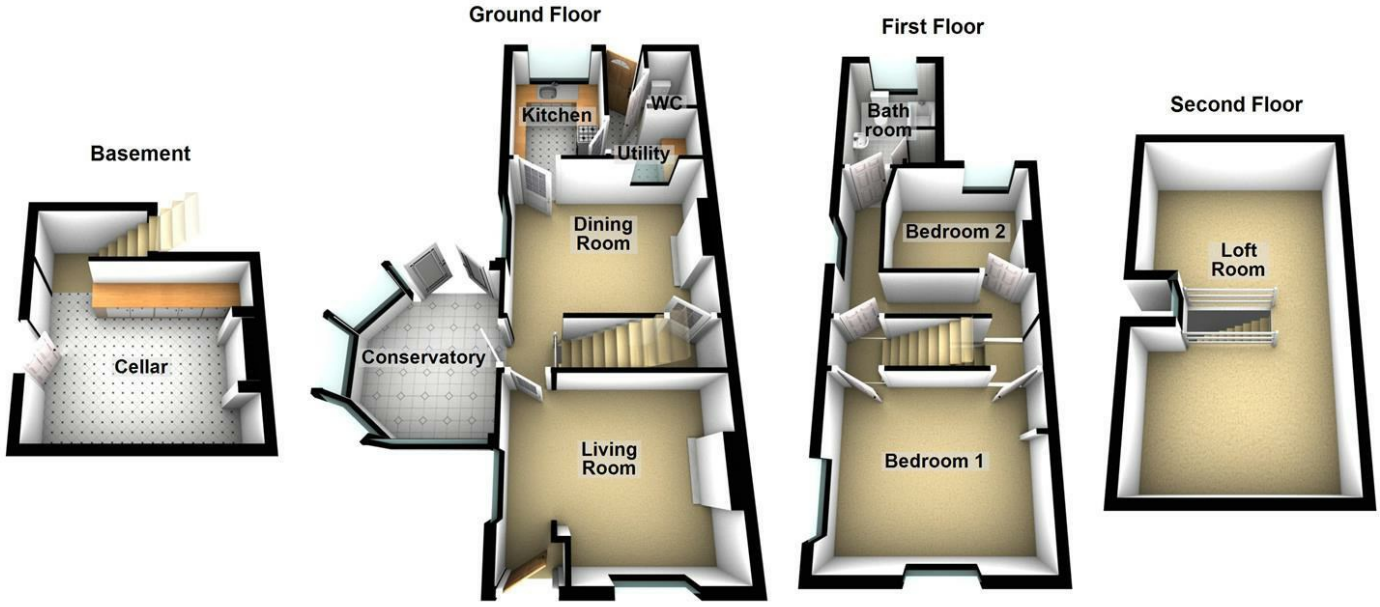
From our Malvern office head north on Worcester Rd towards Queen's Dr, turn left onto Newtown Rd, turn left onto Belmont Rd and the Destination will be on the right

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=ZKVxs1XF0CQ

LAUNDRY

Floor Plan



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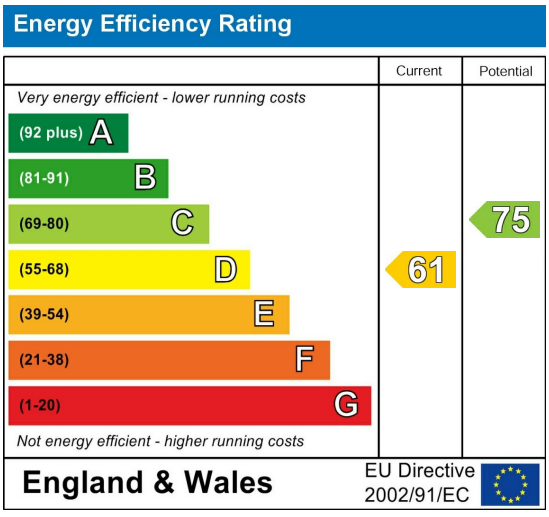

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