



17 Bramble Close

Malvern, WR14 2UW

£235,000



Nestled in the popular residential area of Bramble Close, Malvern, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and buy to let investors. In brief the property boasts living room, kitchen dining room to the rear of the property with a door opening out to the private rear garden, Whilst to the first floor are two well-proportioned bedrooms and bathroom.

One of the standout attributes of this property is the driveway parking for at least two vehicles. Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchasing process.





- Semi Detached Home
- Living Room
- Bathroom
- Ideal First Purchase or Buy To Let
- EPC Rating C

- Two Bedrooms
- Dining Kitchen
- Enclosed Garden and Parking
- No Onward Chain

Entrance Vestibule

A double glazed entrance door with obscured side panel leads into the Entrance Vestibule, with squared opening into:

Living Room

13'3" x 10'11"

Double glazed window to the front aspect, Adam style fireplace housing pebble effect electric fire. Under stairs storage cupboard, radiator, TV point and door to:

Kitchen Dining Room

13'9" x 8'2"

The Kitchen Dining Room is fitted with a range of cream, high gloss base and eyelevel units with wood effect worksurface and stainless steel sink unit with tiled splash backs. Integrated electric oven, four ring gas hob and extractor hood above. Plumbing for washing machine, space for fridge freezer and tiled flooring.

Space for a table, two double glazed windows overlooking the rear garden and door to rear.

First Floor Landing

From the Living Room, the staircase rises to the First Floor Landing with hatch to loft space, double glazed

window to side and doors to both Bedrooms and Bathroom.

Bedroom One

11'1" x 10'5"

Double glazed window to the front aspect, radiator and built-in wardrobe housing combination gas central heating boiler.

Bedroom Two

10'4" x 7'10"

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Bathroom

The Bathroom is fitted with a white suite, comprising panelled bath with mixer tap and shower attachment, vanity wash and basin with cupboard under and low-level WC. Tiled splash back, part tiling to walls, extractor vent, radiator and obscure double glazed window to rear.

Outside

To the front of the property is a lawned fore garden with pathway to the entrance door. Driveway parking is situated to the side of the house with gated access to the rear garden.

To the rear of the property is an enclosed garden with gated access leading to the parking area. A paved patio area adjoins the kitchen and leads to the lawn beyond.

Council Tax Band

We understand that this property is council tax band C.

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.

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.

Disclosure

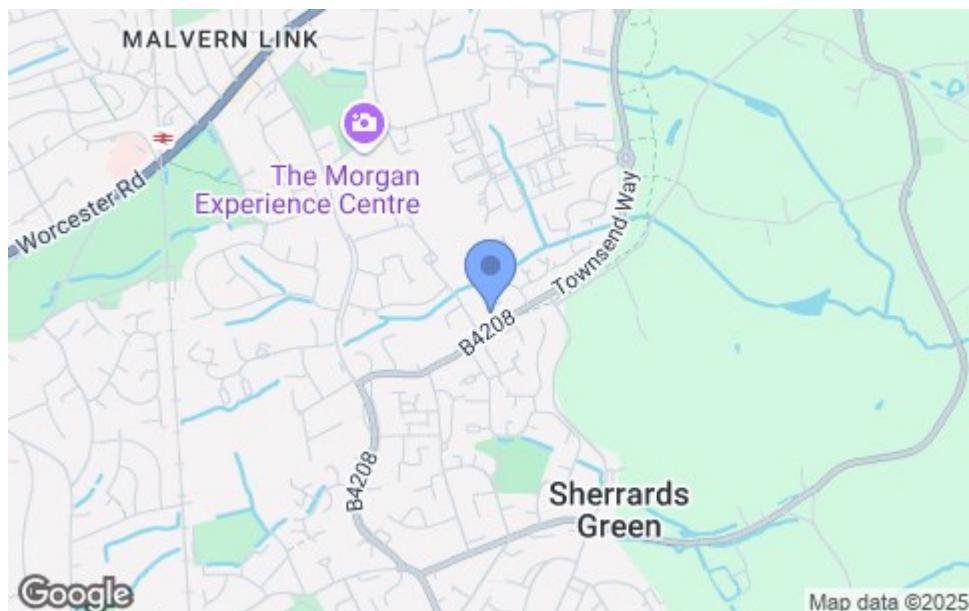
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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

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

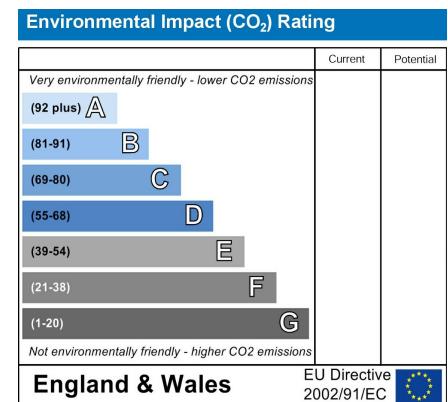
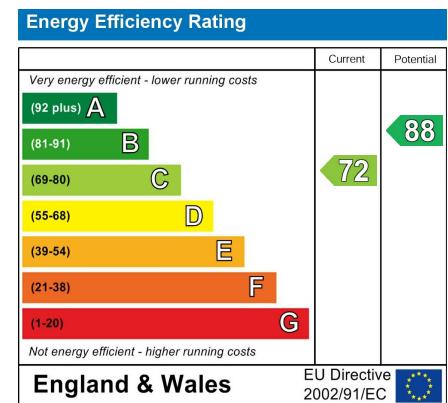
Area Map



Viewing

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

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.