



## 15 Chestnut Drive

Malvern, WR14 4AS

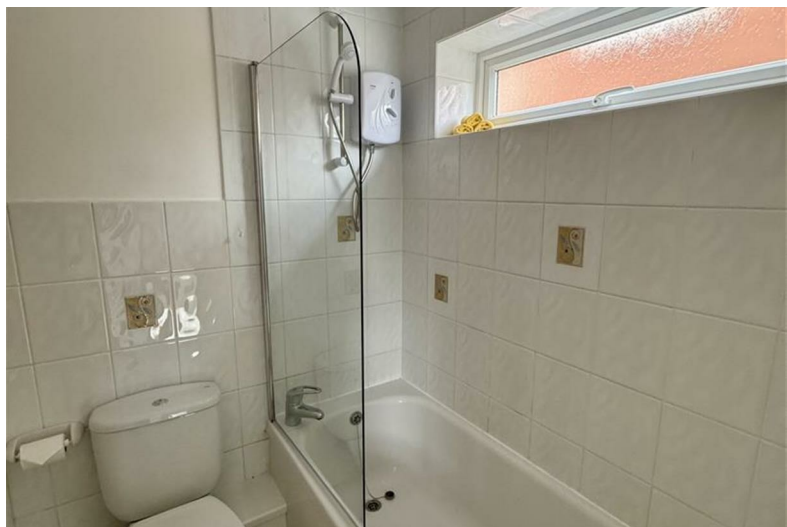
**£145,000**



Situated in the popular area of Fruitlands, this well presented first floor maisonette would make an ideal first purchase or buy to let. The accommodation comprises entrance porch, living room, fitted kitchen, double bedroom and bathroom with the added benefit of a private rear garden and en bloc garage. Further benefits include gas central heating and double glazing throughout. Offered for sale with no onward chain and vacant possession, viewings are via the Agent.







### Entrance Porch

Double glazed door leads into the glazed Entrance Porch with radiator and staircase rising to the first floor.

### First Floor Landing

Built-in storage cupboard, doors to Bathroom Bedroom and Living Room. Wall mounted Drayton central heating control panel, full height mirror and hatch to loft space which houses the Worcester Bosch combination gas central heating boiler.

### Living Room

16'11" x 9'10"

Double glazed window to front taking full advantage of views towards the Malvern Hills. Radiator, painted fire surround housing contemporary pebble effect gas fire and door to:

### Kitchen

The kitchen is comprehensively fitted with a range of cream, shaker style base and eye level units with work surface and tiled splashback. Stainless steel sink unit with mixer tap, space for tall fridge freezer, plumbing for washing machine, slot in Canon gas cooker with extractor hood over Double glazed window to front taking advantage of views towards the Malverns, ceramic tiled flooring.

### Bedroom

13'11" x 8'5"

Double glazed window to rear, radiator and built-in over stairs cupboard with hanging rail.

### Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with glazed shower screen and Triton Enrich electric shower. Vanity wash and basin with storage cupboard and drawers below, low-level WC, heated towel rail, part tiling to walls and high-level of obscure double glazed window to side.

### Outside

Approached from the road via a pedestrian pathway, the property has the benefit of its own rear garden which is primarily hard scaped for ease of maintenance with a shrub border. The paved garden is enclosed by timber fencing to all sides.

The property also benefits from an en bloc garage located a short distance away.

### Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via [www.voa.gov.uk](http://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.

### **Leasehold**

Our client advises us that the property is Leasehold on a recently extended Lease which has 140 years remaining. We understand that there is an annual ground rent of £60.00.

Should you proceed to purchase the 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.

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.

Energy Efficiency Graph

