



## 11 Gainsborough Close Malvern, WR13 6SH

Situated in the village of Welland, within catchment of popular primary and secondary schools, this beautifully presented and well maintained semi detached property benefits from electric heating and double glazing throughout. Located in the popular and well served village of Welland, this semi-detached home set in a cul-de-sac position, offers well presented accommodation and a well maintained garden. In brief the property comprises entrance hall, cloakroom, living room and kitchen dining room. Whilst to the first floor are three bedrooms and a bathroom. In addition the property benefits from driveway parking for two vehicles and garage.

**£285,000**

# 11 Gainsborough Close

Malvern, WR13 6SH



## Open Porch

Open porch with lighting and storage cupboard, part glazed door opening to:

## Entrance Hall

Part glazed entrance door opens to the Entrance Hall with stairs rising to the first floor, wall mounted electric radiator and door to understairs storage cupboard. Door to Kitchen, Living Room and door to Cloakroom.

## Cloakroom

Fitted with a white suite comprising, low flush WC, floating wash hand basin with tiled splash back and obscured double glazed window to the front aspect. and wall mounted consumer unit.

## Kitchen Dining Room

16'4" x 8'6" (4.99 x 2.60)

The Kitchen is fitted with a range of base and eye level units and drawers with working surfaces above and tiled splashback. One and a half stainless steel sink unit with drainer and mixer tap, space and plumbing for a washing machine and space for a tall appliance. Belling range oven with stainless steel splash back and Russell Hobbs extractor above. Double glazed window to the rear aspect providing views to the well maintained gardens.

Tiled flooring, space for a dining table, wall mounted electric radiator and double glazed door providing access to the rear garden.

## Living Room

14'9" x 10'9" (4.52 x 3.28)

Glazed door opens into the Living Room with a double glazed window to the rear aspect and a floor to ceiling double glazed window to the front aspect providing plenty of light. Wall mounted electric radiator, TV point and freestanding electric fire with wooden mantle and marble hearth.

## First Floor Landing

Stairs rise to the first floor with doors off to all bedrooms and bathroom. Wall mounted electric radiator, double glazed window to the front aspect and door to a useful airing cupboard housing the water tank and slatted shelving for storage.

## Bedroom One

14'9" x 8'2" (4.52 x 2.49)

Double glazed window to the rear aspect, overlooking the rear garden. Wall mounted electric radiator.

## Bedroom Two

11'6" x 8'3" (3.52 x 2.54)

Double glazed window to the rear aspect overlooking the rear garden. Wall mounted electric radiator.

## Bedroom Three

8'4" x 7'4" (2.55 x 2.24)

Double glazed window to the rear aspect, wall mounted electric radiator and access to loft space via hatch.

## Bathroom

Fitted with a white suite comprising, panel bath with glazed screen, tiled walling and electric shower over. Low flush WC, pedestal wash hand basin with tiled splashback, extractor fan and wall mounted towel rail. Obscured double glazed window to the front aspect and wall mounted mirror with light above.

## Outside

To the front of the property is parking for two vehicles and a small lawn area with various shrubs and flowers, an open porch allows access to the property.

To the rear of the property is a well maintained garden with a generous paved patio adjoining the property. To the top of the lawn is a spring garden with numerous flowers and shrubs and a feature pebble water fountain. The garden is predominantly laid to lawn with flower filled borders. The garden is encompassed by timber fencing and hedging. Courtesy door to the Garage, outside lighting, power supply and tap.

## Garage

16'0" x 8'2" (4.90 x 2.50)

From the garden, a courtesy door opens into the Garage. With up and over door to the driveway parking, power, lighting and water supply.

## Council Tax Band

We understand that this property is council tax band C.

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.

## 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

## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet :- <https://youtu.be/isKJOznHdW8?>







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.

