



## 24 Lower Chase Road

Malvern, WR14 2BX

An attractive Victorian period end terrace property offers spacious accommodation over three floors to include entrance, living room, dining room, kitchen, utility room and shower room. Whilst to the first floor are two double bedrooms and a family bathroom and to the second floor a converted attic room. With off road parking to the front of the property and private enclosed garden to the rear of the property. The garden is a particular feature of this property, offering a high degree of privacy. A home office / garden room is located in the rear garden. A viewing is strongly advised to fully appreciate the size and location of this property. EPC Rating TBC

**Guide Price £275,000**

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## Entrance

Canopy entrance porch with hardwood door opening to the hallway. With stairs rising to the first floor and wooden doors to living room and dining room. Exposed stripped floorboards.

## Living Room

12'0" x 11'11" (3.66m x 3.64m)

Two double glazed windows to the front aspect, feature brick chimney breast insert with a "coal" effect gas stove (not connected) set onto a slate hearth. Stripped floorboards, radiator, coving to ceiling, TV aerial point and cupboard housing electric metres.

## Dining Room

11'11" x 11'10" (3.64m x 3.63m)

The Dining Room is fitted with a wall mounted gas "coal" effect fire (not connected) with wooden surround and slate hearth. Wood effect flooring, radiator and door to an under stairs storage cupboard. Double glazed window to the side aspect and archway leading to the fitted Kitchen. Coving to ceiling

## Kitchen

11'5" x 8'11" (3.48m x 2.72m)

The kitchen is comprehensively fitted with a range of base and eye level units with working surface and tiled splashback. Stainless steel sink unit with one and a half bowls and drainer with mixer tap. Integrated dishwasher and a five ring gas range oven with splashback and chrome extractor canopy above. Double glazed window to the side aspect, tiled flooring and walls. Half glazed wooden door leading to the Utility.

## Utility

7'1" x 5'5" (2.18m x 1.66m)

The Utility is fitted with a working surface with space and plumbing for a washing machine and space for a further undercounter appliance. Double glazed window to the side aspect, radiator and continuation of the tiled flooring. Stable wooden door to the rear garden and door to the Shower Room.

## Shower Room

Fitted with a white suite comprising, a corner tiled shower cubicle, with a waterfall effect shower head and an additional attachment. Low flush WC, pedestal wash handbasin and chrome "ladder" style radiator. Double glazed window to the rear aspect, extractor and tiled flooring and tiling to the walls.

## First Floor

Stairs rise to the First Floor, with doors off to both bedrooms and bathroom. Stair rise to the Second Floor.

## Bedroom One

12'0" x 8'8" (3.66m x 2.66m)

Double glazed window to the rear aspect, coving to ceiling, built in storage, stripped floorboards and radiator.

## Bedroom Two

11'2" x 9'1" (3.42m x 2.78m)

Double glazed window to the front aspect, coving to ceiling, built in storage, stripped floorboards and radiator.

## Bathroom

Fitted with a white suite comprising low flush wc, wall mounted sink and panelled bath with mixer tap and shower attachment. Cupboard housing newly installed Worcester combination boiler. Ladder style chrome radiator, fully tiled walls and flooring. Obscured double glazed window to the rear aspect.

## Second Floor

From the First Floor, stairs rise to the Second Floor.

## Converted Attic Room

12'2" x 8'3" (3.72m x 2.53m)

With double glazed window to the side aspect, open balustrade, storage into the eaves and electric wall mounted radiator.

## Outside

With blocked paving to the side of the property, with gated access to the front of the property and driveway parking.

The paving continues to the rear, leading to steps and a meandering pathway. Shrub filled borders, access to the Garden Room and the pathway carves through the sunny garden to the covered seating area. This garden is a private tranquil area.

## Home Office / Garden Room

9'5" x 9'1" (2.89m x 2.77m)

Accessed via the rear garden, this versatile room has double glazed window to the side aspect. Fitted with power and lighting. Wooden flooring and double glazed door with side window panels opening out to the rear garden.

## Council Tax Band

We understand that this property is council tax band B.

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.

## 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



24 Lower Chase Road, Malvern

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.

Rating	Score Range
A	92 plus
B	81-91
C	68-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current

EU Directive 2002/91/EC

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Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	Current	Potential
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/81/EC