



## 19 Queen Elizabeth Road Malvern, WR14 1AU

Located on an established residential development, this end of terrace house has the benefit of a newly fitted kitchen and central heating system.

In brief the accommodation comprises entrance hall, living room, kitchen and utility/store whilst to the first floor there are three bedrooms, shower room and separate WC. The house also benefits from double glazing, gas central heating, a generous rear garden and off road parking.

**Price Guide £265,000**

# 19 Queen Elizabeth Road

Malvern, WR14 1AU



## Entrance Hall

Double glazed entrance door with glazed side panel leads into the Entrance Hall with radiator, staircase rising to the first floor landing, central heating thermostat and doors to Living Room and Kitchen.

## Living Room

18'1" x 10'10" (5.51 x 3.29)

Double glazed window to front aspect, door to rear garden, two radiators and TV aerial point.

## Refitted Kitchen

10'4" x 9'8" (3.14 x 2.95)

The kitchen is newly fitted with a range of high gloss cream fronted base and eye level units incorporating drawer stacks with working surfaces over, stainless steel sink unit and tiled splash backs. Integrated electric oven, four ring electric hob and extractor hood over. Radiator, space for fridge, pantry cupboard and further storage cupboard, double glazed window and door to the rear garden.

From the Kitchen a door leads to the utility/store.

## Utility Room/Store

7'1" x 7'10" (2.15 x 2.40)

Radiator, plumbing for washing machine, cloaks hooks and obscure double glazed window to front.

## First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with airing cupboard housing replacement 'Vaillant' gas central heating boiler..

## Bedroom One

12'1" x 10'9" (3.69 x 3.27)

Double glazed window to front, radiator.

## Bedroom Two

10'4" x 9'8" excl door recess (3.16 x 2.95 excl door recess)

Double glazed window to front, radiator and built in over stairs storage cupboard.

## Bedroom Three

8'0" x 7'3" (2.43 x 2.20)

Double glazed window to rear with a view to wards the Malvern Hills, radiator.

## Shower Room

Fitted with a fully tiled shower cubicle housing 'Mira' mains shower, vanity wash hand basin, part tiled walls, radiator and double glazed window to rear.

## WC

Fitted with a low level WC, radiator and obscure double glazed window to rear.

## Outside

To the front of the property is a lawned foregarden with pathway leading to the entrance door flanked by floral borders. Double gates provide access to the driveway and detached garaged beyond.

The rear gardens are generous in size being primarily laid to lawn with numerous floral and shrub beds full and are enclosed by a combination of mature hedging and timber fencing.

## Directions

From our Malvern office proceed on the A449 to Malvern Link continuing through the shopping area. Take the left-hand turn into Queen Elizabeth Road and number 19 will be located on the left hand side as indicated by the agents board.

## Council Tax

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.

## 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





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.

