



## 153a Pound Bank Road, Malvern, WR14 2PA

**£260,000**

Located in a popular residential area in Malvern, this modern detached bungalow boasts under floor heating, a generous open plan kitchen living room, two well-proportioned bedrooms and bathroom.

The modern design elements throughout the home enhance its appeal, making it a delightful place to live. Outside, the bungalow is complemented by a generous driveway, providing ample parking for several vehicles, a rare find in many properties and a private enclosed rear garden.

Offered for sale with no onward chain, this bungalow is ready for you to move in and make it your own. Whether you are looking to downsize, invest, or find your first home, this property on Pound Bank Road is a must-see.



### Entrance Hall

A part glazed door opens into the Entrance Hall with double glazed windows to the side aspect. Door to an Airing Cupboard housing Vokera boiler with space and plumbing below for a washing machine and a further door housing the underfloor heating system. Wood effect flooring, spot lights and doors to all rooms.

### Open Plan Kitchen Living Room 18'4" x 14'5" (5.6m x 4.4m)

This spacious room provides open plan Living Room and Kitchen area with double glazed windows to the side aspects and two pairs of double glazed French doors opening out to the private rear garden. Wood effect flooring throughout, with plenty of room for soft furnishings and a dining table.

The Kitchen area is fitted with a range of base and eye level units with working surfaces, tiled splash back and sink unit. Electric oven with four ring gas hob and extractor above, integrated dishwasher and space for a tall appliance.

### Bedroom One 10'5" x 9'10" (3.2m x 3m)

Double glazed window to the front aspect, built in storage and door to Bathroom.

### Bedroom Two 10'2" x 9'10" (3.1m x 3m)

Double glazed window to the side aspect and access to roof space via hatch.

### Bathroom

The 'jack and jill' Bathroom is fitted with a white suite comprising freestanding bath and glazed corner shower cubicle with waterfall shower head and an additional attachment. Vanity basin with storage cupboard below and low level WC. Spot lighting and doors to both the Master Bedroom and Entrance Hall.

### Outside

The garden to the rear is predominantly laid to lawn with shrub and flower filled borders and an extensive patio seating area adjoining the property. An additional patio is located at the rear of the garden. Outside power supply, lighting and tap.

To the front of the property is driveway parking for several vehicles with gated access leading to the rear garden.

### 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.

### 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

### Agents Note

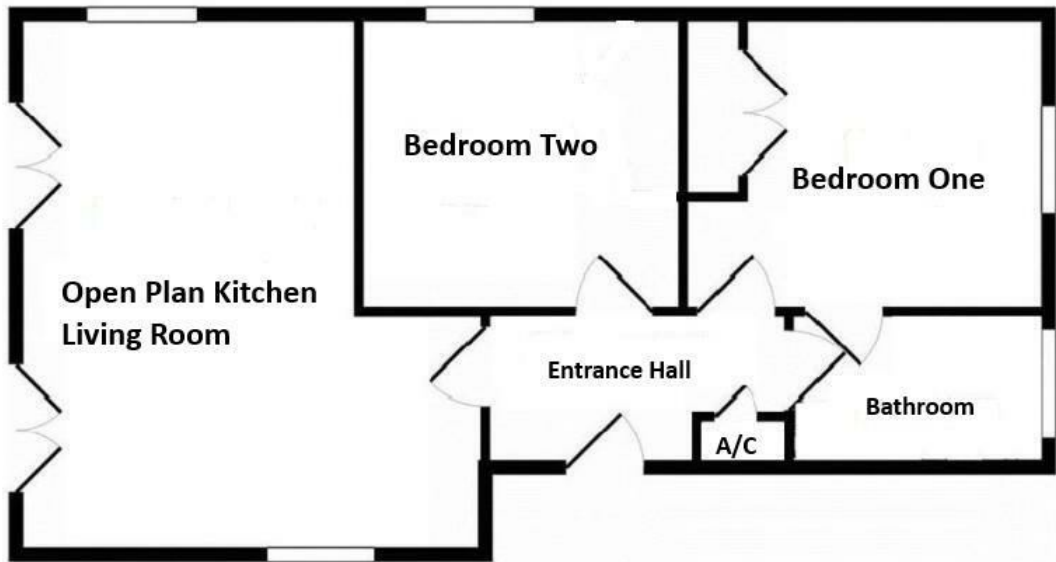
This property is being sold as part or an estate. We have been advised that the probate application has been submitted. Any interested party can place an offer on the bungalow and their solicitors can commence with the conveyance of the purchase, however completion of the sale transaction can not take place until probate has been formally granted.

### Virtual Tour

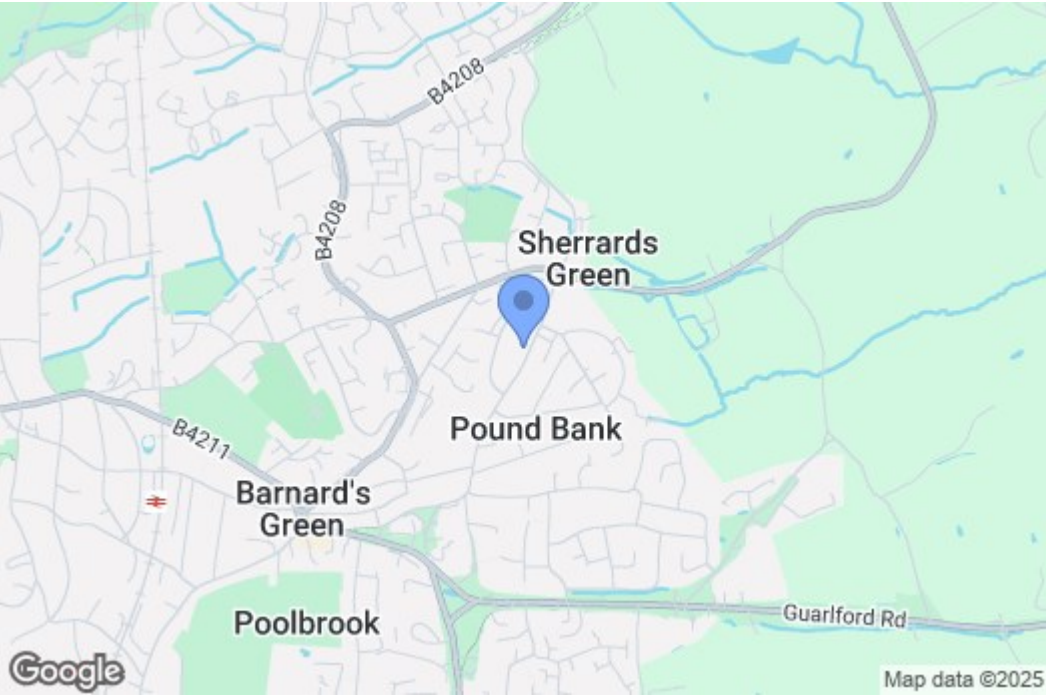
A virtual tour is available on this property copy this URL into your browser bar on the internet:-

[https://protect.checkpoint.com/v2/r06/\\_\\_\\_https://youtu.be/44Ildg?si=pKhVnq4RWAV8OzLI\\_\\_\\_ZXV3MjpkZW5ueXNhG1vbr](https://protect.checkpoint.com/v2/r06/___https://youtu.be/44Ildg?si=pKhVnq4RWAV8OzLI___ZXV3MjpkZW5ueXNhG1vbr)

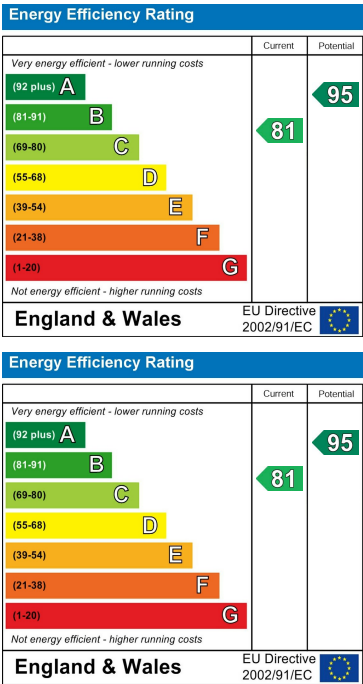
Floor Plan



Area Map



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