



## 45 Hill View Road, Malvern, WR14 1SX

**£165,000**

Located in the Vale location, this modern and delightful 2-bedroom flat offers the perfect blend of convenience and countryside charm. Situated on Hill View Road, it's a stone's throw from local amenities, excellent schools, and the picturesque Malvern countryside. The property is ideal for professionals, couples, or small families looking for a charming base in Malvern.

This flat benefits from having its own allocated parking.

### **Entrance Hall**

Wood laminate flooring, pendent ceiling light,

### **Living/ Dining Room**

Wood laminate flooring, pendent ceiling light, French doors, double glazed window to side aspect, range of eye level and ground level units, single oven, electric hob, wash hand basin, built-in fridge/freezer, space for washing machine and dishwasher.

### **Bedroom One**

Wood laminate flooring, pendent ceiling light, single panelled radiator, double glazed window to front aspect.

### **En-Suite**

wood laminate flooring, WC, wash hand basin, walk-in shower, single panelled radiator, vanity mirror.

### **Bedroom Two**

Wood laminate flooring, pendent ceiling light, smoke detector, double glazed window to front aspect.

### **Bathroom**

Wood laminate flooring, WC, bath, pendent ceiling light.

# Floor Plan

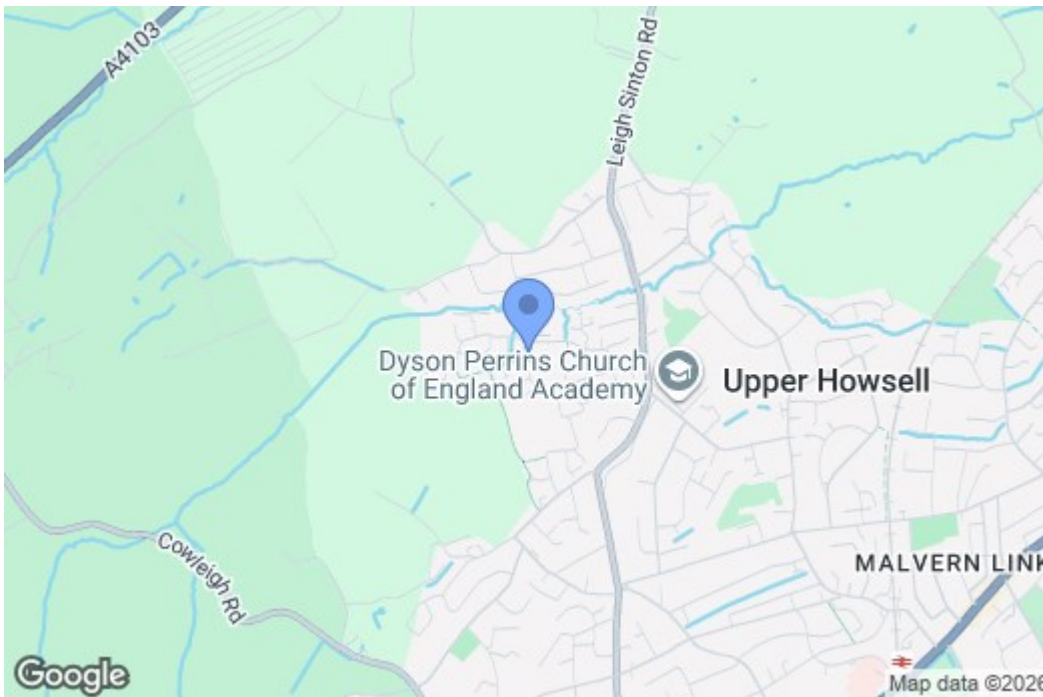


**Floor Plan**

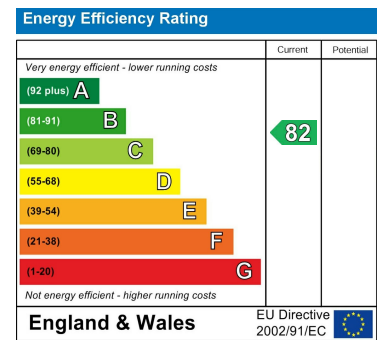
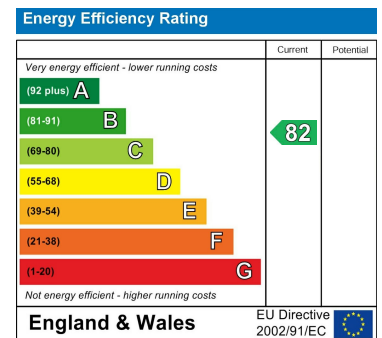
Total floor area 58.7 m<sup>2</sup> (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

# Area Map



# Energy Efficiency Graph



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