Denny & Salmond

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Residential Sales & Letting Agents

3 Oriel House

Malvern, WR14 4AA

Located within easy reach of Great Malvern and many local amenities this interesting mews cottage has the benefit of a private terrace garden and splendid views across the communal gardens and the Severn Valley beyond. There is also direct access onto the Malvern hills close by, along with an allocated off-road parking space. In brief the property comprises entrance hall, living room, and a fitted kitchen, with dining area/office space off. Whilst to the first floor there are two double bedrooms and bathroom. Currently being run as a holiday let business with a net profit of £13,000 in the last tax year.

Price Guide £200,000

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A recessed Entrance Porch with storage cupboard housing electric meter leads to the multi paned entrance door with glazed panel into the Entrance Hall.

Entrance Hall

With stair case rising to the First Floor, radiator, wooden laminate flooring and doors to the Breakfast Kitchen and:

Living Room

10'4" x 13'10" (3.14 x 4.21)

Double glazed multi paned window to front, radiator, three wall lights, two radiators and deep under stairs storage cupboard.

Breakfast Kitchen

14'1" x 9'3" (4.30 x 2.83)

Fitted with a matching range of white fronted base and eye level units with working surfaces over , stainless steel sink unit with mixer tap sand tiled splash backs. Integrated stainless steel 'Bosch' electric oven, four ring gas hob with extractor hood over, integrated fridge and plumbing for both a washing machine and dishwasher. Replacement wall mounted 'Worcester' combination gas central heating boiler and squared opening to:

Dining or Study Area

5'3" x 5'3" (1.59 x 1.61)

With double glazed multi paned window to front, radiator and telephone point.

First Floor Landing

With doors to all rooms.

Bedroom One

14'1" x 9'5" (4.28 x 2.87)

Velux roof light, radiator, two wall lights, radiator and large storage cupboard.

Bedroom Two

7'9" x 10'4" (2.36 x 3.15)

Velux roof light, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with glazed screen and 'Mira 415' shower over, pedestal wash hand basin and low level WC. Full tiling to walls, extractor vent and shaver light and point.

Outside

Approached from the North side of the building via a flight of steps, 3 Oriel House has the benefit of a private terrace with shrub borders and splendid views across the communal gardens and the Severn Valley beyond. The facing terrace provides a really pleasant outdoor seating and entertaining space.

There are mature communal gardens to the rear of Oriel House which can be enjoyed by all residents along with an allocated parking space to the front of the building.

Leasehold

Our client advises us that the property has a share of Freehold with a 999 year Lease commencing in 2002.

We understand that there is an annual maintenance charge of £1300 which is paid twice yearly.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet:- https://youtu.be/-JWzdGBmIz8?si=XXd-

Money Laundering Regulations

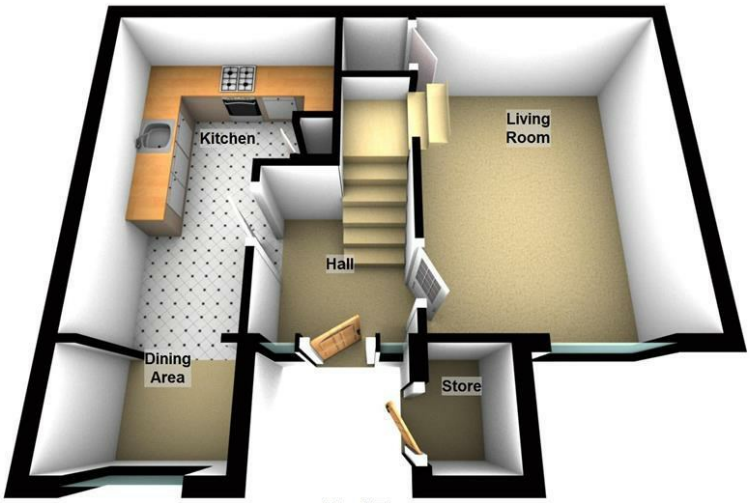
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure

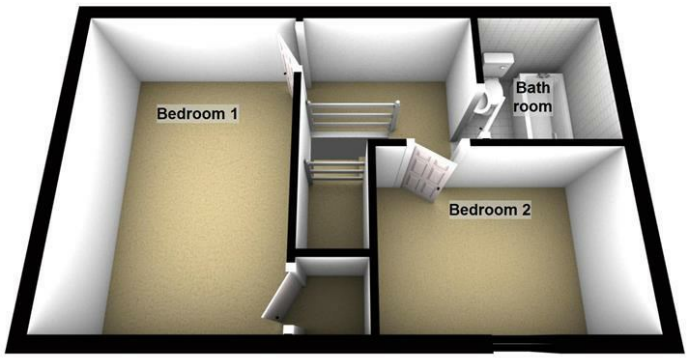
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Floor Plan

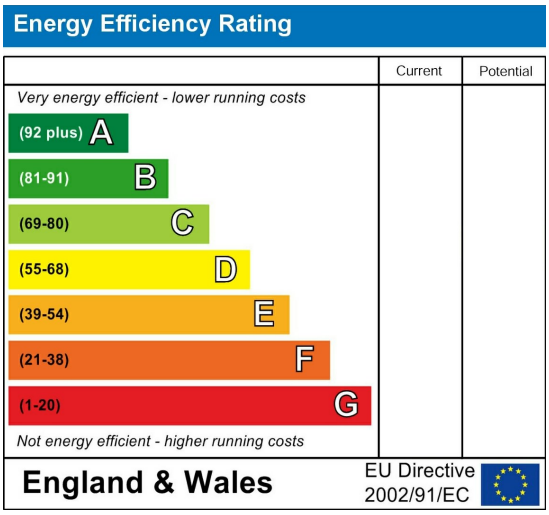
Ground Floor



First Floor



3 Oriel House, 46 Worcester 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.