



35 Beverley Way Malvern, WR14 1LA

Located in the popular residential area of Beverley Way, this delightful detached bungalow offers a perfect blend of comfort and convenience. One of the standout features of this bungalow is its flat plot, which not only enhances accessibility but also offers a lovely outdoor space. The property boasts stunning views of the Malvern Hills from the front aspect, allowing you to appreciate the natural beauty of the surroundings right from your home.

In brief, the accommodation comprises; entrance hall, living room, kitchen, conservatory, two bedrooms and a bathroom. Garage with driveway parking and front and rear gardens. The property is offered for sale with no onward chain, EPC Rating D

£345,000

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Entrance Hall

Obscured glazed door opens into the Entrance Hall. With doors off to all rooms, doors off to two storage cupboards and a further door to the Airing cupboard, housing Worcester combination boiler and slatted shelving for storage. Radiator.

Access to the large loft space via hatch with drop down ladder, power and light.

Living Room

18'8" x 10'9" (5.7m x 3.3m)

This spacious Living Room has a large double glazed bay window to the front aspect, overlooking the fore-garden and providing views towards the Malvern Hills. Electric fire with brick surround and tiled hearth. Radiator.

Fitted Kitchen

10'7" x 10'5" (3.23m x 3.2m)

The Kitchen is comprehensively fitted with a range of base and eye level units with working surfaces and tiled splashback. Double electric oven with four point hob and extractor above, stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and space for a further tall appliance. Radiator. spotlights to ceiling, double glazed window to the side aspect and double glazed sliding doors open to the Conservatory.

Conservatory

9'7 x 8'72 (2.92m x 2.44m)

The perfect space to sit and enjoy the garden, this Conservatory has double glazed windows to the side and rear aspects, with a double glazed door to the side aspect and double glazed French doors opening out to the rear garden. Radiator, power, light and tiled flooring.

Bedroom One

11'11" x 11'1" (3.65m x 3.4m)

A generous size Bedroom with fitted wardrobes, radiator and double glazed window to the rear aspect, overlooking the rear garden.

Bedroom Two

12'9" x 9'10" (3.9m x 3m)

Another really good size double Bedroom with built in wardrobes and radiator. Double glazed window to the rear aspect, overlooking the rear garden.

Bathroom

The Bathroom is fitted with a white suite comprising, pedestal wash hand basin, panel bath with shower over and glazed screen and low

flush WC. Partially tiled walls, radiator and two obscured double glazed windows to the side aspect. Shaver socket and spotlights to ceiling.

Garage

16'4" x 7'11" (5m x 2.43m)

With an up and over door to the driveway parking, power and light. Double glazed window to the side aspect, wall mounted electric fuse board & gas meter.

Outside

The garden to the rear of the property has a paved patio seating area adjoining the property with a pathway leading to either side of the property and to the front. The garden, which is predominantly laid to lawn with flower filled beds and shrub filled borders is on a level plot. Two timber sheds and timber fencing encompasses the rear garden.

The fore-garden is predominantly laid to lawn with flower filled beds and numerous shrubs. A border of hardstanding is to the side for ease of maintenance and there is driveway parking for several vehicles leading to the Garage.

Council Tax Band

We understand that this property is council tax band D. This information may have been obtained via 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.

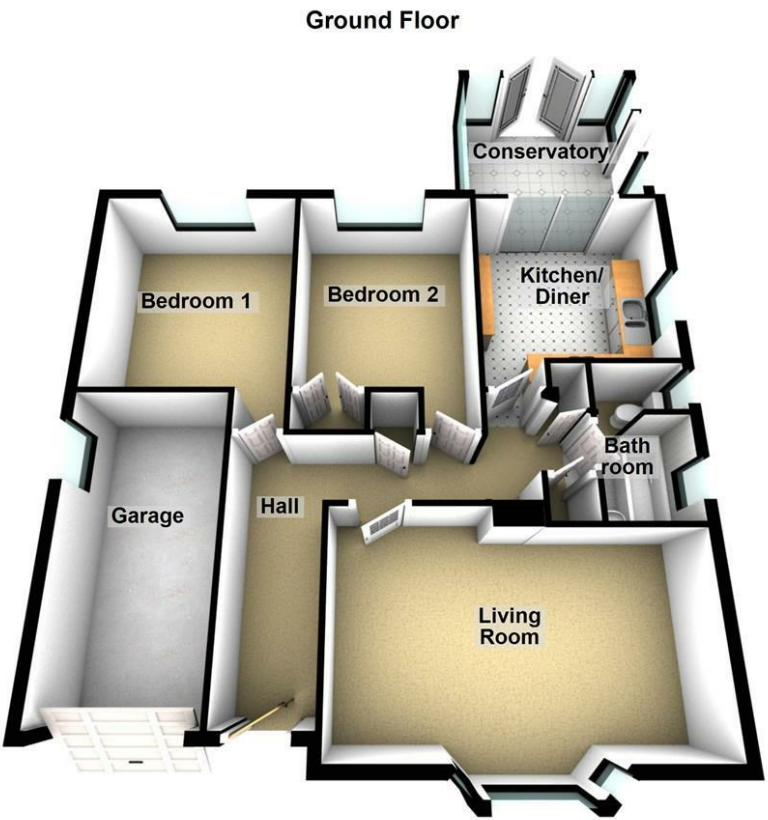
Disclosure

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





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	