



## 32 Jasmine Road, Malvern, WR14 4XD

Offers Over £325,000

Nestled in a quiet cul-de sac on Jasmine Road, this bright detached bungalow offers a welcoming home with two comfortable bedrooms, and a well appointed bathroom.

A private garage and off road parking provide secure, hassle free storage, while the south facing garden creates an ideal spot for relaxation or alfresco dining. The property sits just minutes from local shops, a GP surgery and benefits from nearby bus stops along with the Great Malvern train station for easy commuting. For walkers, the Malvern Hills are on the doorstep, with a network of scenic trails offering stunning views and fresh air.

This property is chain free.

### **Entrance Hall**

Carpet, pendent ceiling light, single panelled radiator, attic access, storage.

### **Living Room 11'9 x 16'10 (3.58m x 5.13m)**

Carpet, pendent ceiling light, double glazed window to front aspect, double panelled radiator, gas fire, wall lights.

### **Kitchen 9'5 x 11'1 (2.87m x 3.38m)**

Vinyl flooring, strip light, range of eye level units, range of ground level units, wash hand basin, space for oven, double panelled radiator, space for washing machine, dishwasher, fridge and freezer.

### **Conservatory 11'9 x 8'7 (3.58m x 2.62m)**

wood floor, patio doors, pendent ceiling light, double panelled radiator, double glazed windows.

### **Bedroom One 11'7 x 9'4 (3.53m x 2.84m)**

carpet, pendent ceiling light, double glazed window to rear aspect, single panelled radiator, built-in wardrobe.

### **Bedroom Two 8' x 7'4 (2.44m x 2.24m)**

Carpet, double glazed window to front aspect, pendent ceiling light, single panelled radiator, built-in wardrobe.

### **Bathroom**

Vinyl floor, double glazed window to rear aspect, wash hand basin, WC, shave light, pendent ceiling light, walk-in shower, heated towel ladder.

### **Garden**

Lawn, patio area with views across the Severn valley

### **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

### **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.

### **Council Tax Band**

We understand that this property is council tax band C.

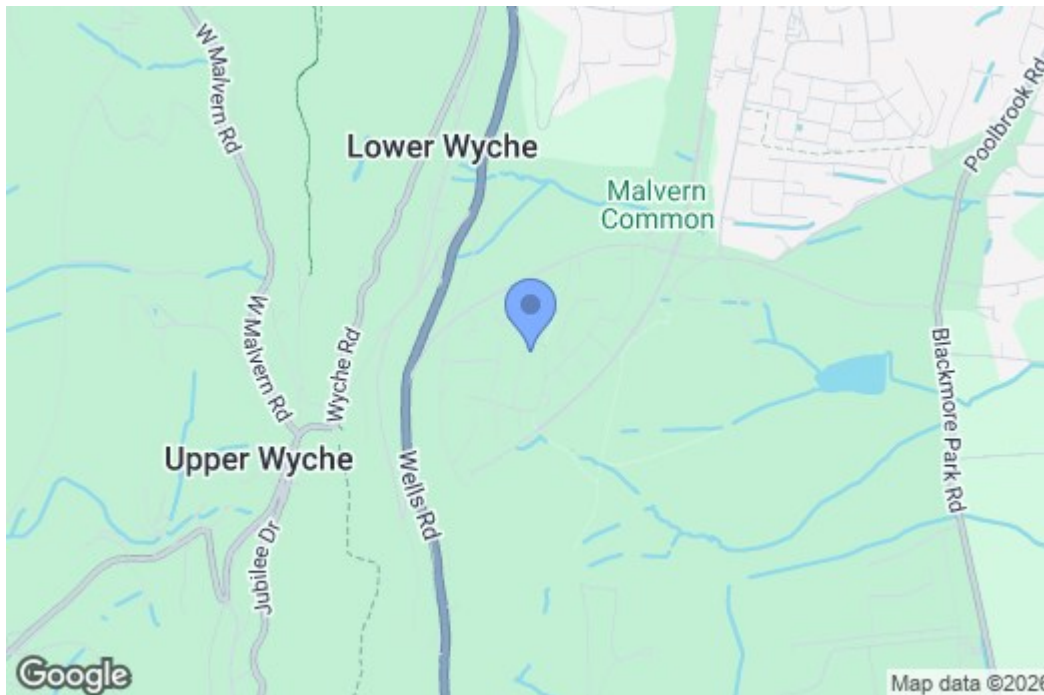
This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

# Floor Plan

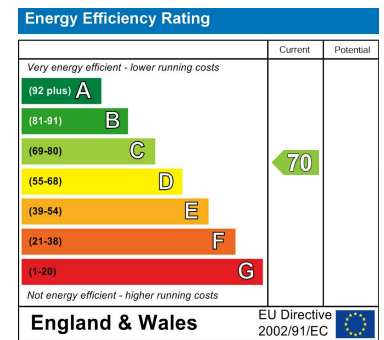
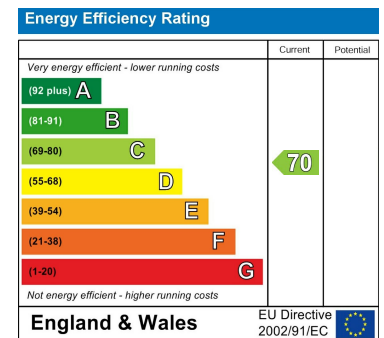


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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