Denny & Salmond

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Residential Sales & Letting Agents

22 Challenger Close

Malvern, WR14 2NN

Located within a small residential cul-de-sac with splendid views of the Malvern Hills, this modern end of terrace property offers accommodation to include Entrance Vestibule, Living Room, Kitchen, Two Bedrooms and Bathroom. The property also benefits from double glazing, gas central heating and enclosed rear garden. The property further boasts an attached single garage and potential to extend (subject to obtaining the necessary planning consent) There is additional off road parking space for one vehicle with in the communal car park.

Situated close to local amenities, cafes, doctors surgery and recreational facilities just a short distance away, enhancing the overall convenience of this lovely home. Ideal for a first time buyer or buy to let investment, this property is offered for sale with no onward chain.

£225,000

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Entrance Vestibule
A part glazed entrance door opens into the Entrance Vestibule with stairs rising to the First Floor, radiator and door to:

Living Room
(max 11'5") 16'8" x 8'8" ((max 3.5) 5.09 x 2.65)
A generous Living Room with a wooden mantle, tiled hearth and gas pipe (not tested), double glazed window to the front aspect and radiator.

Kitchen
11'9" x 7'10" (3.60 x 2.40)
Part glazed door opens into the Kitchen, which is fitted with a range of light wood fronted base and eye level units with working surfaces over and tiled splashbacks. One and a half stainless steel sink unit with drainer and mixer tap, single electric oven and four ring electric hob above. Space and plumbing for a washing machine, space for a tall appliance and wall mounted gas fired central heating boiler. Radiator, wood effect flooring, double glazed window to the rear aspect and part glazed door to the rear Garden.

First Floor Landing
Access to loft space via hatch and doors to all rooms.

Bedroom One
11'5" x 8'8" (3.50 x 2.66)
Double bedroom with floor to ceiling fitted wardrobe, radiator and double glazed window to the front aspect overlooking the park and open green space.

Bedroom Two
11'0" x 6'10" (3.36 x 2.10)
Door to a large cupboard currently housing the hot water cylinder and shelving. Double glazed window to the rear aspect providing stunning views of the Malvern Hills, radiator.

Bathroom
Fitted with white suite comprising a panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low flush WC. Part tiled walls, wood effect flooring, radiator and double glazed obscured window to the rear aspect.

Outside
A pedestrian walkway provides access to the property.

To the front of the property is a lawned fore garden with a paved pathway leading to the Entrance door.

The rear garden is primarily laid to lawn and enclosed by conifer hedging and double gates lead to the herringbone block paved parking and access to single Garage. A paved pathway leads to the side of the property and timber shed, courtesy door to the Garage and gated side access.

There is additional parking for one vehicle in the communal car park.

Garage
19'3" x 9'6" (5.88 x 2.92)
Single garage with an up and over door, power, lighting and courtesy door.

Council Tax Band
We understand that this property is council tax band B.
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.

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.

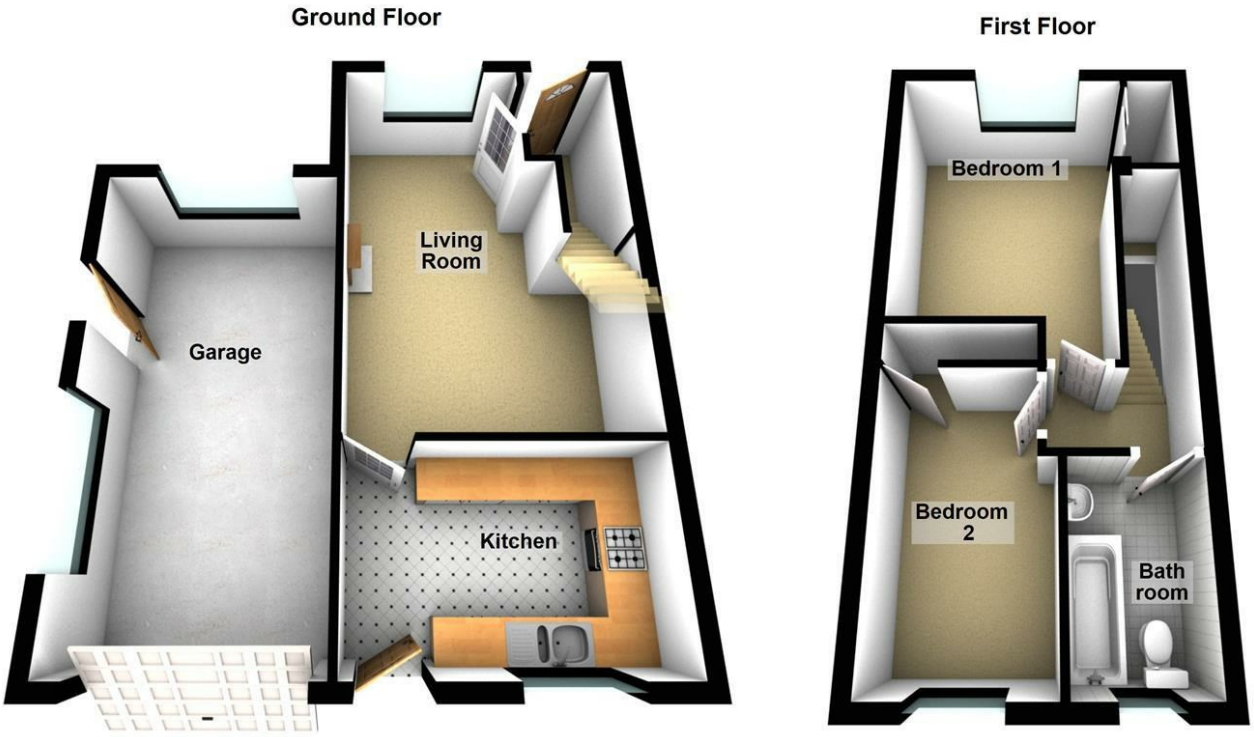
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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

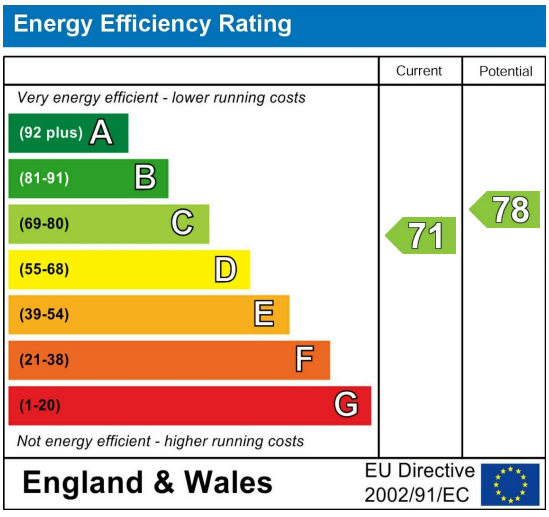
Directions
From our Malvern Office head towards St Ann's Road, continue to follow the A449, slight left onto Church Street/B4211, continue to follow B4211, turn left onto Madresfield Road, at the roundabout, take the 1st exit onto Pickersleigh Road/B420, turn left onto Harbinger Avenue, turn right onto Challenger Close. Continue straight down in-between the houses and you will find the shared parking with allocated space, number 22 is located on the right.

Agents Note - Buy To Let
Should you want to purchase this property as a buy to let, this property could be purchased with the current tenant in situ. If you would like to discuss this option further, please contact Denny & Salmond and further information can be provided.

Floor Plan



22 Challenger Close, 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.

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