Denny & Salmond

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Residential Sales & Letting Agents

# 24 Steamer Point

## Malvern, WR14 2EN

Located in a popular residential area, this semi-detached bungalow offers generous accommodation which has been adapted for disabled living including being wheelchair accessible and has been modified to allow for the changing of lifestyle needs. The accommodation briefly comprises; Entrance hall, living room, conservatory, kitchen dining room, three bedrooms, bathroom and a shower room. With double glazing, gas central heating, front and a generous rear garden and driveway parking for three vehicles. This bungalow is in need of updating and is offered for sale with no onward chain.

EPC Rating C

## Guide Price £275,000

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**Entrance Hall**

Glazed door opens into the Entrance Hall. With doors off to all rooms, radiator, access to loft space via hatch and wall mounted Worcester boiler. Doors to a double storage cupboard housing shelving.

**Bathroom**

9'2" x 5'10" (2.8m x 1.8m)

The Bathroom is fitted with a white suite comprising, panel bath, pedestal wash hand basin with chrome mixer tap and low flush WC. Partially tiled walls, obscure double glazed window to the side aspect, radiator and wall mounted mirror cabinet.

**Living Room**

16'0" x 8'11" (4.9m x 2.74m)

Double glazed sliding patio doors open to the rear aspect, opening to the Conservatory. Radiator and door to a storage cupboard.

**Conservatory**

13'5" x 8'2" (4.1m x 2.51m)

With double glazed windows to the rear and side aspects, overlooking the rear garden. Power, lighting and double glazed French doors open to the side aspect.

**Kitchen Dining Room**

15'8" x 11'9" (4.8m x 3.6m)

The Kitchen Area is fitted with a range of base and eye level units with working surfaces and tiled splashback. Electric oven, with four ring gas hob and extractor above and stainless steel sink unit with drainer. Double glazed window to the side aspect, space and plumbing for a washing machine and space for a further tall appliance.

The Dining Area has double glazed window to the front aspect, plenty of room for a table and doors to the Airing Cupboard housing water tank and slatted shelving below for storage.

**Bedroom One**

15'8" x 10'5" (4.8m x 3.2m)

Double glazed window to the front aspect, radiator and door to a storage cupboard.

**Bedroom Two**

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

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

**Bedroom Three**

10'9" x 7'2" (3.3m x 2.2m)

Double glazed window to the rear aspect, radiator.

**Shower Room**

5'10" x 5'6" (1.8m x 1.7m)

Formerly a Wet Room, the Shower Room is fitted with a white suite comprising, corner shower cubicle with glazed sliding doors and electric Myra Shower. Low flush WC and floating wash hand basin. Partially tiled walls, non-slip flooring, radiator and extractor.

**Outside**

The garden to the front is predominantly laid to lawn with planted rose bushes and neat mature shrubs. Driveway parking for two vehicles leading to a covered parking area which could easily house another vehicle.

Gated side access leads to the rear garden situated on a level plot, with a covered patio seating area perfect for sitting and enjoying the garden. The rear garden is predominantly laid to lawn with a flower and shrub filled bed to the side. Timber shed, a hedge to the rear and timber fencing encompasses the garden. An additional parcel of land to the left of the rear garden, was purchased making this a larger than average garden.

**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**

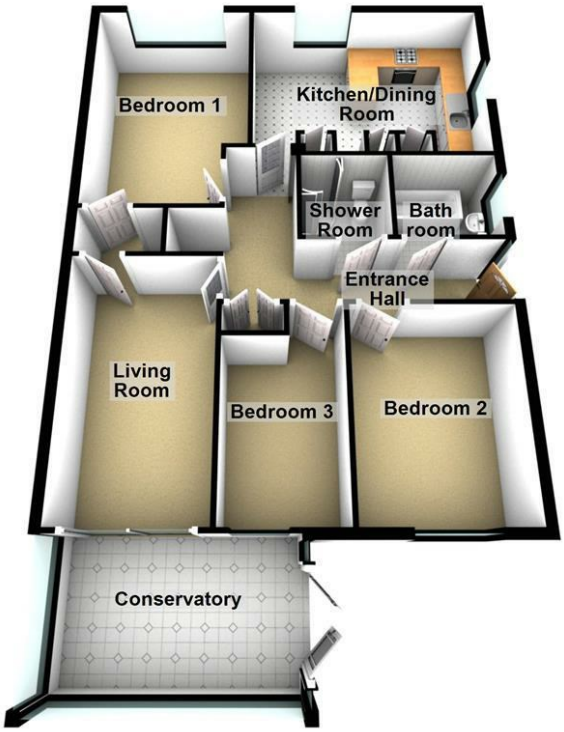
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

**Money Laundering Regulations**

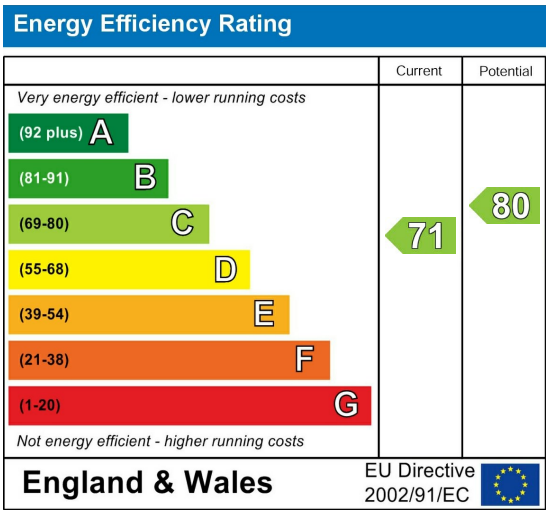
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

# Floor Plan

Ground Floor




24 Steamer Point, Malvern

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