Denny & Salmond

01684 561866

Residential Sales & Letting Agents

44 Arosa Drive

Malvern, WR14 3QF

Located in a quiet residential area of Malvern with easy access to the common, this semi-detached bungalow is set upon a level plot and offers accommodation to include, entrance hall, living room, dining room, kitchen, conservatory, two bedrooms and a shower room. With gardens to the front and rear and driveway parking. Offered for sale with no onward chain the bungalow also benefits from gas central heating and double glazing throughout. EPC Rating Awaited

Guide Price £265,000

44 Arosa Drive

Malvern, WR14 3QF

2 1 2 D

Entrance Hall
Part glazed door opens into the Entrance Hall. With door off to the Living Room and archway leading to the Dining Room. Wall mounted fuse board.

Dining Room
14'1" x 7'10" (4.3m x 2.41m)
The Dining Room has an archway opening to the Kitchen, radiator and double glazed window to the side aspect.

Kitchen
11'9" x 7'10" (3.6m x 2.4m)
The Kitchen is fitted with eye and base level units, working surfaces and tiled walls. Stainless steel sink unit with drainer, four ring gas hob, space and plumbing for washing machine, space for a further undercounter appliance and additional space for a tall appliance. Double glazed window to the rear aspect overlooking the rear garden and a further double glazed window to the side aspect providing lovely views of the Malvern Hill's. Part glazed door opens into the Conservatory.

Conservatory
11'2" x 10'9" (3.41m x 3.3m)
The Conservatory is fitted with double glazed windows to the rear, front and side aspects with a Perspex roof. Double glazed French doors open out to the rear garden.

Living Room
14'1" x 10'7" (4.3m x 3.23m)
The Living Room benefits from a "coal" effect gas fire, wooden surround and hearth. Large double glazed window to the front aspect, radiator and door to the Inner Hall.

Inner Hall
With doors off to both Bedrooms and Shower Room. Door to a cupboard housing slatted shelving for storage. Access to roof space via hatch.

Bedroom One
12'9" x 9'6" (3.9m x 2.9m)
With a large double glazed window to the front aspect, radiator and door to a cupboard housing the Ideal combination boiler.

Bedroom Two
11'3" x 8'11" (3.44m x 2.72m)
Double glazed window to the rear aspect, over looking the rear garden. Radiator.

Shower Room
The Shower room is fitted with a white suite comprising low flush WC, pedestal wash hand basin and double walk-in shower with glazed sliding door. Obscure double glaze window to the rear aspect, extractor and wall mounted dimplex heater. Radiator.

Outside
The fore-garden is laid to lawn with shrub and hedge boundary. Paved and gravel area to the side of the driveway leading to a further covered parking area and facilitates access to the side and rear garden.

The garden to the side and rear of the property is paved for ease of maintenance with numerous raised brick and timber beds. To the rear of the property is a further lawned area with numerous fruit trees and a timber shed. The garden is encompassed by timber fencing and hedging with gated access to the rear of the garden leading to Barnards Green.

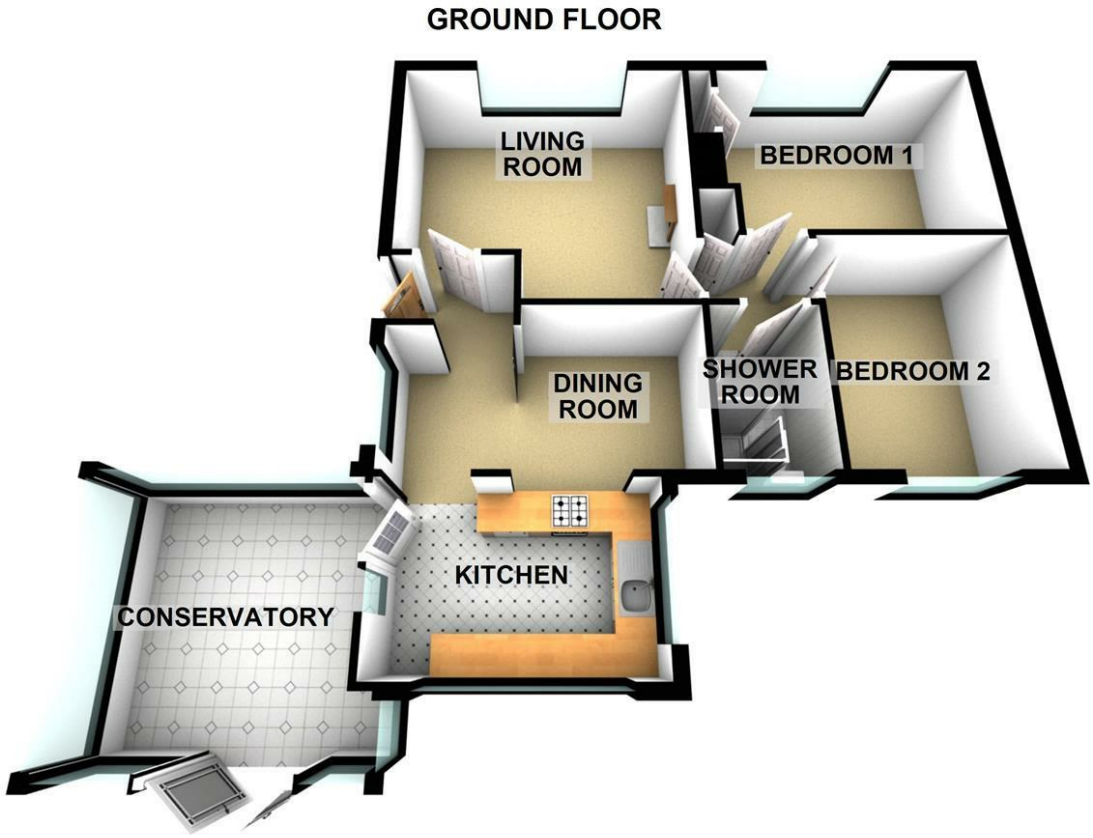
Council Tax Band
We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

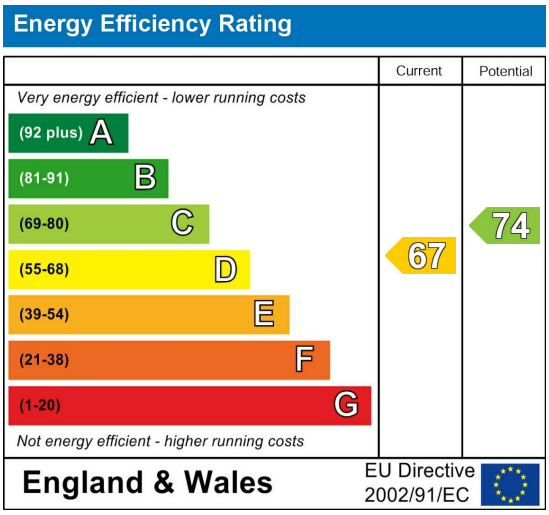
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has 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

Floor Plan



44 AROSA DRIVE, 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.

naea | propertymark PROTECTED