



## 198 Elgar Avenue Malvern, WR14 2HB

Nestled on Elgar Avenue in Malvern, this charming 3-bedroom terrace house offers a fantastic location and potential for your own updates. Close to local amenities and with parking for 2 cars, this property is perfect for those looking to put their own stamp on a great home.

The house features three spacious bedrooms, a living room, kitchen, and bathroom. Outside, you'll find a garden and space for parking two cars, making it a great spot for families or professionals.

Located near Malvern's town centre, you'll enjoy easy access to shops, restaurants, and the beautiful local surroundings. Great schools and facilities too.

**£195,000**

# 198 Elgar Avenue

Malvern, WR14 2HB



## Entrance Hall

Carpet, pendent ceiling light, smoke detector, single panelled radiator, storage.

## Living Room

Carpet, single panelled radiator and double panelled radiator, electric fire, double glazed windows to front aspect, patio doors to rear garden, wall lights.

## Kitchen

Range of eye level and ground level units, vinyl flooring, smoke detector, spotlights, double glazed window to rear aspect, part tiled walls, double oven with hob, space for fridge freezer, space for washing machine, boiler, storage.

## First Floor Landing

Carpet, pendent ceiling light, loft access, smoke detector.

## Bedroom One

Carpet, double glazed window to front aspect, pendent ceiling light, single panelled radiator.

## Bedroom Two

Carpet, pendent ceiling light, storage, double glazed window to rear aspect, single panelled radiator.

## Bedroom Three

No flooring (wood), pendent ceiling light, single panelled radiator, double glazed window to front aspect.

## Bathroom

Vinyl flooring, WC, shower, pendent ceiling light, wash hand basin, double panelled radiator, double glazed window to rear aspect.

## Garden

A self contained garden with outside toilet and shed storage.

## Council Tax Band

We understand that this property is council tax band B.

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.

## 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.



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.

