



## 6 Peak View Malvern, WR14 1LU

Situated in Peak View, Malvern, within easy reach of many local amenities, this stylish and well presented terraced townhouse has been adapted by the current owner making it perfect for multi generational living or working from home.

To the ground floor is a welcoming entrance hall leading to a double bedroom, bathroom and open plan snug and utility area. To the first floor is a cloakroom, dining kitchen and comfortable living room whilst to the second floor are two further double bedrooms, the master with an ensuite shower room and further family bathroom.

To the rear are low maintenance rear gardens with gated access to the en bloc garage and parking situated behind the property.

**£325,000**

# 6 Peak View

## Malvern, WR14 1LU



### Entrance Porch

An attractive canopied Entrance Porch leads to the part glazed entrance door.

### Entrance Vestibule

The door leads into the Entrance Vestibule with wood effect flooring and door to the Entrance Hall. A further door leads to the staircase which rises to the First Floor Landing.

### Entrance Hall

The Entrance Hall provides access to the ground floor Bedroom, Bathroom and open plan Utility Area and Snug. Radiator, under the stairs storage recess, flooring as before and central heating timber control panel.

### Bedroom

8'7" x 11'5" (2.63 x 3.5)

Double glazed window to front, radiator.

### Bathroom

The stylish bathroom has been fitted with a white suite comprising shaped bath with curved glazed screen, mains shower over with rainfall head, vanity wash hand basin and concealed cistern WC. Extensive wall tiling, mirror fronted cabinet with illuminated mirror, spotlighting, extractor vent, heated towel rail and wood effect flooring.

### Utility and Snug

15'10" x 11'2" (4.84 x 3.41)

The Utility Area has been newly fitted with a range of sage coloured shaker style base and eye level units with a wood block work surface with tiled splashback. One and a half bowl ceramic sink unit with swan neck mixer tap. Cupboard housing plumbing for washing machine and space for tumble dryer and wood block worksurface creating a natural divide to the snug area which has a double glazed window overlooking the rear garden, radiator and flooring as before.

### First Floor Landing

The staircase rises to the First Floor Landing with doors to the Dining Kitchen, Living Room and Cloakroom. A further staircase rises to the Second Floor Landing.

### Cloakroom

The cloakroom has been re-fitted with a white suite comprising pedestal wash hand basin with mosaic tile splashback and low-level WC. Extractor vent, radiator and wood effect flooring as before.

### Living Room

12'7" x 15'10" (3.84 x 4.84)

A pleasant and light room, having two double glazed windows to the front elevation taking advantage of views towards the Malverns. Two radiators, wall lights and centre lights, TV point.

### Dining Kitchen

12'4" max x 15'10" max (3.77 max x 4.85 max)

The L shaped Dining Kitchen is fitted with a range of light wood effect base and eye level units with granite effect work surface and tiled splash back. Stainless steel sink unit with mixer tap, integrated electric double oven, four burner gas hob with concealed extractor hood above. Space for fridge freezer, plumbing for dishwasher, two double glazed windows to rear, double radiator and wood effect flooring as on the Landing.

### Second Floor Landing

From the First Floor Landing, the staircase continues to the Second Floor Landing with hatch to loft space with pull down ladder, linen storage cupboard with shelving within, doors to two Bedrooms and Bathroom.

### Master Bedroom

11'10" x 11'1" (3.62 x 3.39)

The Master Bedroom has double glazed window to front with lovely views of the Malvern Hills, built-in double wardrobe, radiator and door to:

### En Suite Shower Room

Fitted with a fully tiled shower enclosure with glazed sliding doors housing Bristan mains shower. Pedestal wash hand basin, low-level WC, mosaic tiling to walls, radiator, ceramic tile flooring, shaver point and illuminated mirror and obscured double glazed window to front.

### Bedroom

8'9" x 15'11" (2.69 x 4.87)

Two double glazed windows to rear, built-in double wardrobe, two radiators.

### Bathroom

The Bathroom is fitted with a light coloured suite comprising panelled bath with mixer tap and shower attachment with glazed folding screen. Pedestal wash hand basin, low level WC, contemporary grey tones mosaic tiling, shaver point, radiator, extract vent, centre light and light tube.

### Outside

To the front of the property is a small fore garden planted with attractive shrubs and pathway leading to the canopied entrance porch and entrance door.

The rear garden has a paved patio adjoining the property and has been primarily laid to ornamental gravel for ease of maintenance with a meandering path which provides access to the gated rear access. There are several Malvern stone edged borders and the garden is enclosed by timber fencing to all sides.

### Garage

To the rear is an en bloc garage with up and over door, light and power with parking space in front.

### Council Tax Band

We understand that this property is council tax band D.

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.

### 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

### 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.

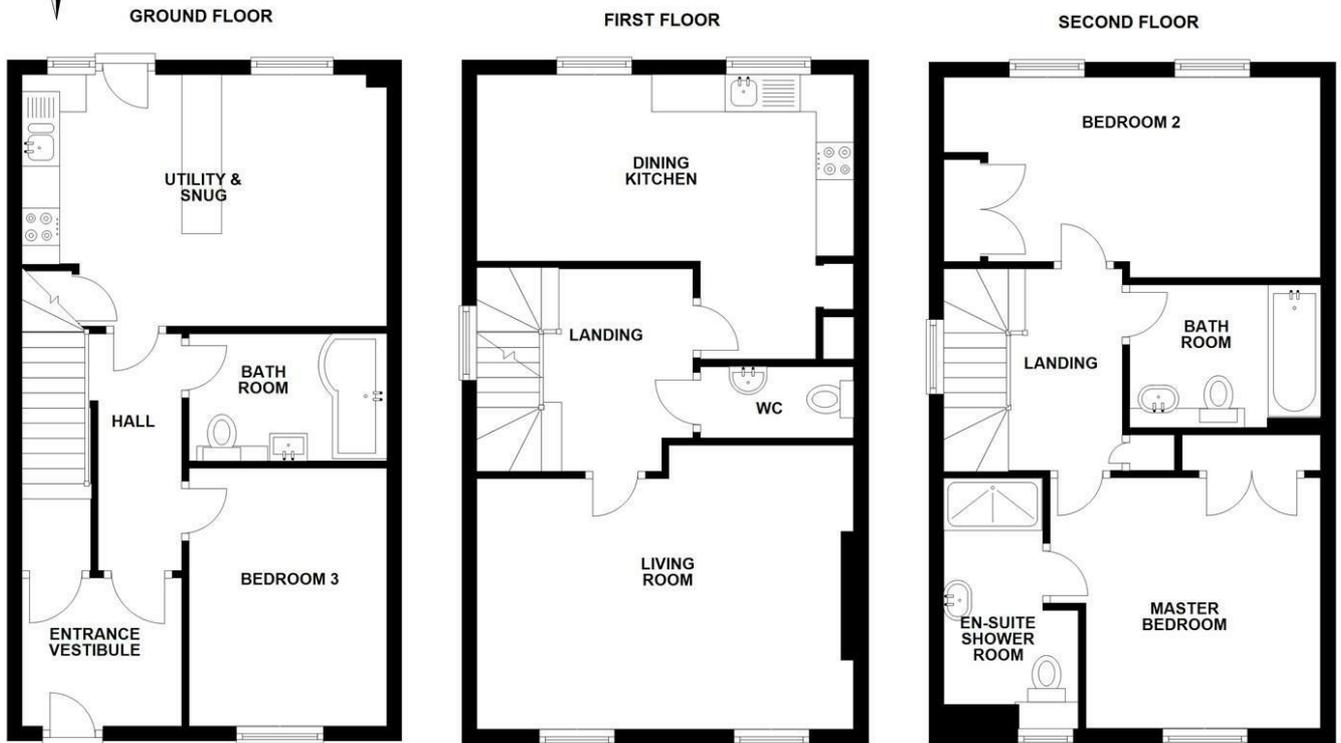
### Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet:-

[youtu.be/YWuGBQPTXXk?](https://youtu.be/YWuGBQPTXXk?)



# Floor Plan



6 PEAKVIEW, MALVERN

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.