



39 Old Hollow Malvern, WR14 4NP

Nestled in the charming area of Old Hollow, this delightful terraced cottage offers a perfect blend of comfort with the refurbished accommodation. The open plan reception room leads to the refitted kitchen, whilst to the first floor there are two well-proportioned bedrooms and a refitted shower room.

The cottage benefits from replacement sash style double glazed windows and gas fired central heating. One of the standout features of this home is the breath-taking views of the Severn Valley, which can be enjoyed from various vantage points throughout the property. The cottage has an enclosed patio area to the rear with steps leading up to the hillside gardens which will require some overhaul and maintenance.

Whether you are looking for a new home or a serene getaway, this terraced house in Old Hollow is a splendid choice. With its combination of modern amenities and stunning views, it promises a lifestyle of comfort and enjoyment. Do not miss the opportunity to make this charming property your own.

Guide Price £235,000

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Replacement Upvc double glazed door leading to

Open Plan Living Dining Room

32'8" x 12'1" (9.98 x 3.69)

With a Coal effect gas stove set on a brick hearth with brick and stone surround and wooden mantle over. Cupboard housing electric meters with shelving above. Double glazed sash window to front aspect enjoying panoramic views across the Severn Valley. Two radiators and oak effect flooring continuing through to the Kitchen area. Stairs rising to the first floor.

Fitted Kitchen

10'11" x 8'0" (3.33m x 2.44m)

A feature brick archway leads from the Living Dining Room to the kitchen area which is fully fitted with a range of cream fronted eye and base level storage units. Slot in electric cooker, space for undercounter fridge, freezer and space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with swan neck mixer taps and cupboards below. Double glazed window and patio door leading to the rear courtyard garden.

First Floor Landing

Stairs rise to the first floor landing with doors to both Bedrooms and Shower Room. Radiator and access to loft space.

Bedroom One

12'1" x 11'1" (3.69 x 3.38)

Double glazed window to front aspect making the most of the panoramic views across the Severn Valley. Radiator and central light point.

Bedroom Two

11'1" x 8'1" (3.40 x 2.48)

Double glazed window to the rear aspect, radiator and airing cupboard housing "Ferolli" gas combination boiler, serving hot water and central heating via the radiators.

Shower Room

8'0" x 5'8" (2.44 x 1.75)

Re-fitted with a white suite comprising of double shower cubicle with mains shower and red aqua boarding to walls. Low flush WC and pedestal wash hand basin with coordinating red aqua board splashback. Large chrome heated towel rail and laminate flooring. Perspex ceiling screen leading to skylight.

Outside

To the front of the property is a small slabbed area, ideal to sit and make the most of the beautiful views.

To the rear of the cottage, is an enclosed courtyard garden with a

gate leading to the steps and a shared right of access with the adjoining neighbour, which lead up to the hillside gardens, which will require overhaul and maintenance.

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

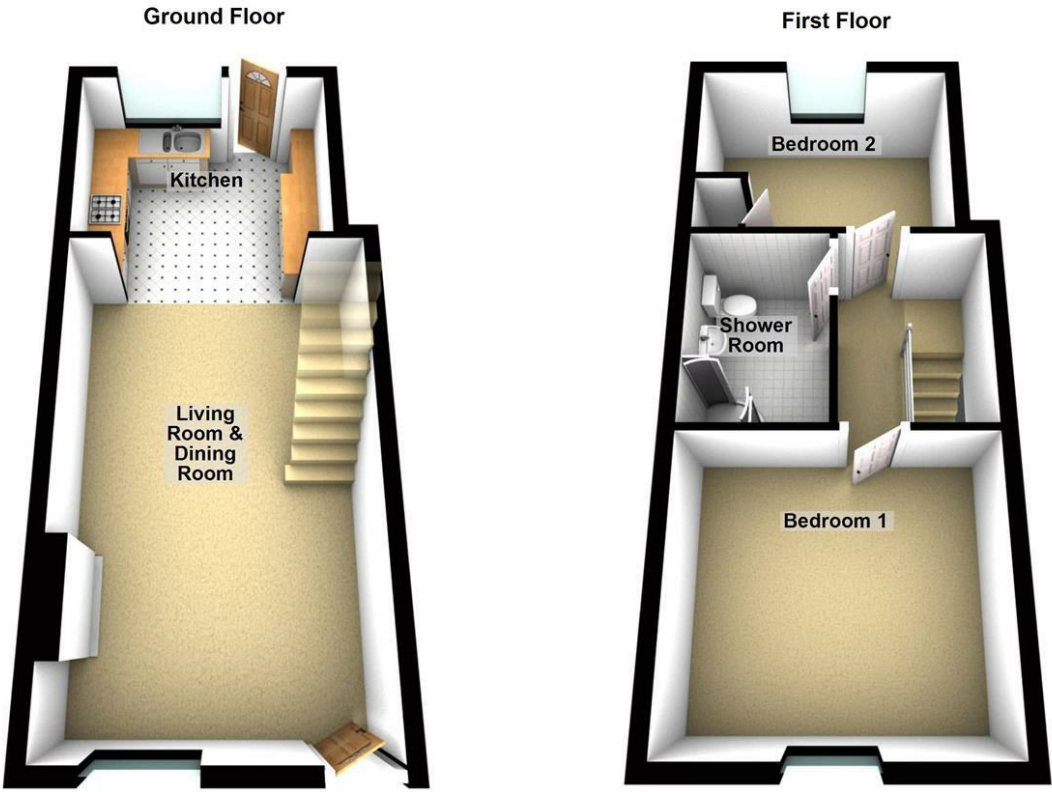
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Directions

From our Malvern office proceed on the A449 to Link Top bearing left onto North Malvern Road. Take the right hand turn onto Cowleigh Road and proceed ahead. Take the left hand fork onto Old Hollow and the property will be located on the left as indicated by the agent's for sale board.



Floor Plan



39 Old Hollow, Malvern

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