



## Summerfield Holywell Road

Malvern, WR14 4LF

Located in the popular area of Holywell Road in the picturesque town of Malvern, this charming semi-detached period property, offers a delightful blend of period features and modern living. Located, just a stone's throw away from the breath-taking Malvern Hills, making it an excellent choice for nature lovers and outdoor enthusiasts alike.

The inviting sitting room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. With two bedrooms, this property is perfect for families or those seeking extra space. The terrace garden, offers a lovely low maintenance outdoor space to enjoy the fresh air and beautiful surroundings. Offered for sale with no onward chain.

**£285,000**

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## Entrance Hall

Hardwood door opens into the Entrance Hall. With stairs rising to the First Floor and door to the Sitting Room.

## Sitting Room

13'10" x 12'11" (4.23m x 3.96m)

Large bay sash window to the front aspect, gas fire with hearth and wooden surround with cupboards and drawers built into the chimney recess. Wood flooring, door to Kitchen and door to a large understairs storage cupboard housing electric meter, sash window to the side aspect, shelving and tiled flooring.

## Kitchen

10'10" x 8'0" (3.32m x 2.45m)

The Kitchen is fitted with a range of coloured base and eye level units and drawers with working surfaces. Electric oven with four point electric hob and extractor above. Integrated dishwasher, under unit sink and space for a further appliance. Sash window to the rear aspect, tiled flooring, radiator and part glazed door opens to the rear terrace. Door to the Pantry.

## Pantry

4'7" x 3'11" (1.4m x 1.2m)

Wall mounted Worcester boiler, shelving and tiled flooring.

## First Floor

Stairs rise from the Entrance Hall to the First Floor, with sash window to the side aspect and doors to all rooms.

## Bedroom One

12'10" x 8'11" (3.93m x 2.73m)

Sash window to the front aspect providing views over rooftops and towards the Severn Valley. Radiator and door to a walk-in wardrobe with obscure window to side aspect.

## Bedroom Two

10'11" x 7'11" (3.35m x 2.43m)

Sash window to the rear aspect, wood effect flooring, radiator and access to roof space via hatch.

## Bathroom

The Bathroom is fitted with a white suite comprising low flush WC, panel bath with glazed screen and shower attachment and vanity unit with sink inset with drawers below. Wood effect flooring, chrome "ladder" style radiator and sash window to the side aspect.

## Outside

The cottage is accessed via a pedestrian access gate with a low Malvern stone walling enclosing the fore garden which has been paved for ease of maintenance. The paving continues to the side of

the property providing a pleasant area with space for entertaining.

To the rear of the cottage is an outdoor WC and pathway to the rear entrance into the Kitchen.

## 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.

## 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.

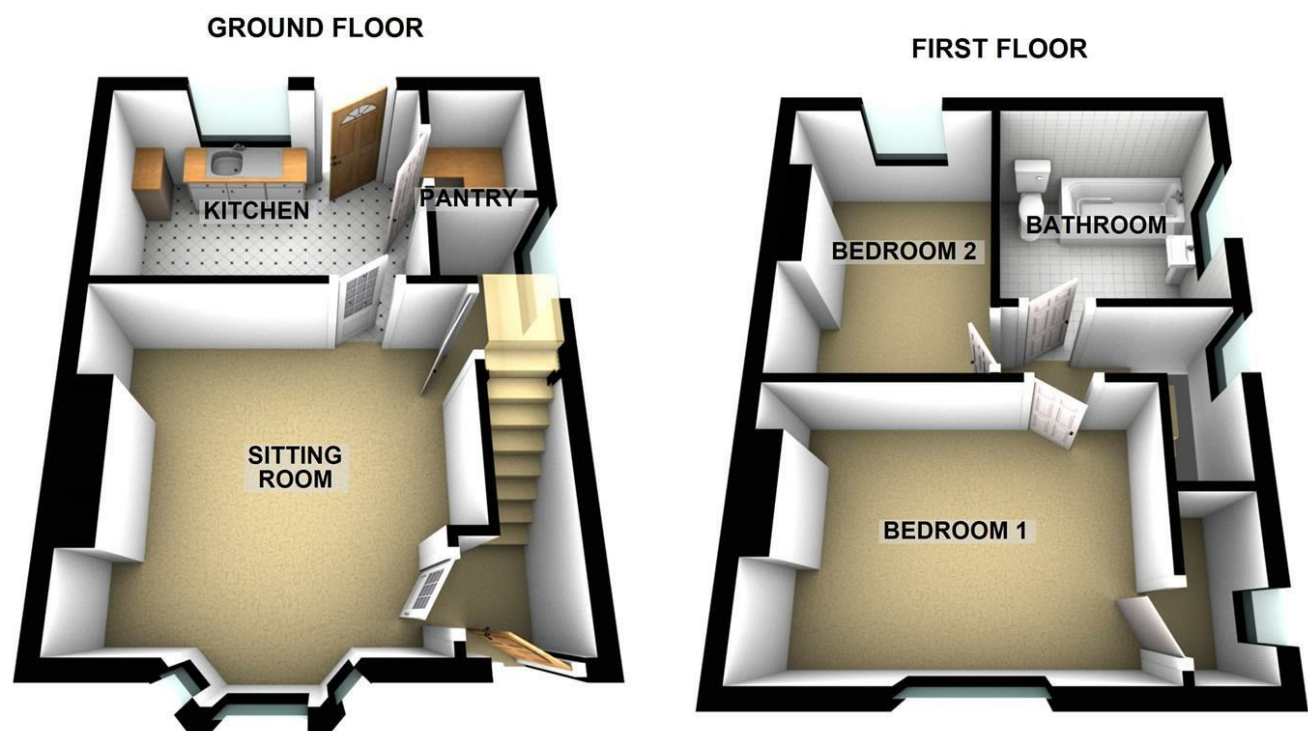
## Money Laundering Regulations

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.

## Agents Note

To the rear of the property there is a hill side garden. This section of land can be purchased for £15,000 under separate negotiation. If you are interested in moving forward with this option then please advise the office accordingly.





SUMMERFIELD, HOLYWELL RD, 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs	(92 plus) <b>A</b>	<b>86</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>			
	(81-91) <b>B</b>		(81-91) <b>B</b>				
	(69-80) <b>C</b>		(69-80) <b>C</b>				
	(55-68) <b>D</b>		(55-68) <b>D</b>				
	(39-54) <b>E</b>		(39-54) <b>E</b>				
	(21-38) <b>F</b>		(21-38) <b>F</b>				
	(1-20) <b>G</b>		(1-20) <b>G</b>				
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales			EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC	