



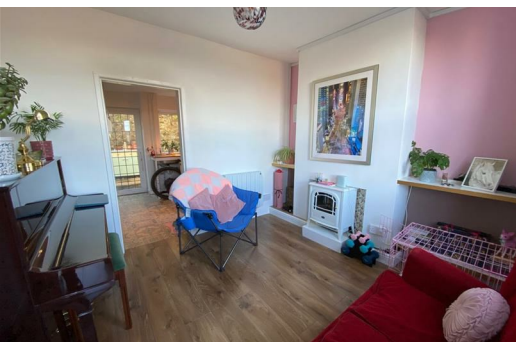
## 9 Lamb Bank

Malvern, WR14 4NE

**£170,000**



Nestled in the charming area of Lamb Bank, Malvern, this delightful Victorian terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a prime location, offering easy access to the Malvern Hill's making it an ideal choice for those seeking a vibrant community atmosphere. As a mid-terrace property, this home benefits from a charming façade that reflects its Victorian heritage, whilst also offering the potential for personalisation and modernisation to suit your tastes. This property is a rare find in a sought-after location, combining character with convenience. Whether you are looking to make it your own or seeking a sound investment, this Victorian terraced house in Lamb Bank is not to be missed.







- Terraced House
- Double Glazed Windows
- Pedestrian access only
- EPC - 60D

- Two Bedrooms
- Electric Heating
- Terrace Garden

The property is located along a pedestrian path, in the enviable location of West Malvern.

### Living Room

10'9" x 9'10"

Glazed door opens into the Living Room. With double glazed window to the front aspect, wall mounted electric radiator and wood effect flooring. Doorway to the Kitchen.

### Kitchen

9'2" x 8'2"

The Kitchen is fitted with base level units and working surfaces above. Freestanding sink unit with drainer and freestanding double electric oven. Space and plumbing for washing machine and space under stairs for an additional appliance. Double glazed window and door to the rear aspect overlooking the private rear courtyard. Stairs rise to the First Floor.

### First Floor

With doors off to all rooms.

### Bedroom

10'9" x 9'10"

Stepping up to Bedroom One, with double glazed window to the front aspect providing stunning views over rooftops and towards "Bluebell field" and

Herefordshire beyond. Wall mounted electric radiator and door to a cupboard housing water tank and immersion.

### Study / Nursery

8'6" x 5'4"

Fitted with shelving, wood effect flooring and over stairs storage. Double glazed window to the rear aspect, and wall mounted electric radiator.

### Shower Room

The Shower room is fitted with a hidden system low flush WC, wash hand basin inset and tiled splashback. Shower cubicle with tiled surround and electric shower. Extractor and wood effect flooring.

### Outside

The private rear courtyard is laid to paved slabs for ease of maintenance. With the courtyard being partially covered, this area makes it perfect in all weathers.

From the pedestrian access to the front of the property is railings with a small gravelled area, perfect to sit with your morning coffee.

### 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.

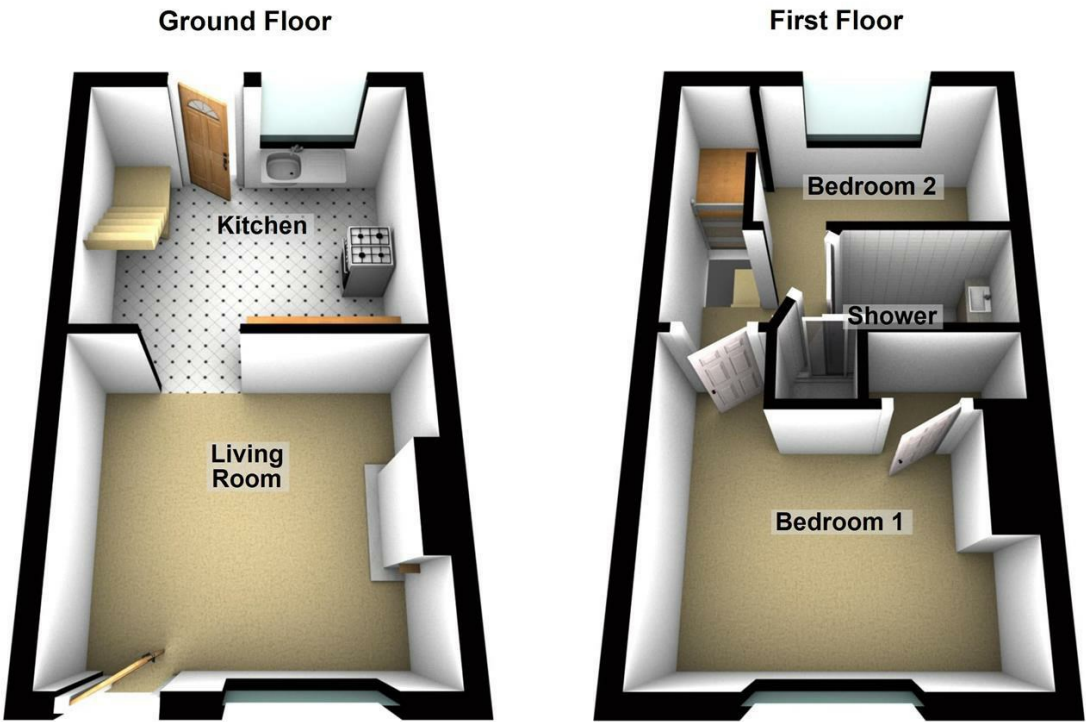
### **Disclosure**

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



9 Lamb Bank, Malvern

Area Map



Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

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 Graph

