



10 Summerfield Road Malvern, WR14 1EA

Located in a popular residential area and within walking distance to the local amenities of Malvern Link to include shops, pubs, cafes, train station, doctors surgery and more. Situated in a corner position and in need of some updating, this detached three bedroom house offers versatile accommodation to include, Entrance Porch, Entrance Hall, "L" Shaped Living Dining Room, Kitchen, Utility and Cloakroom. Whilst to the first floor are Three Bedrooms and Bathroom. This property further benefits from off road parking for numerous vehicles, Garage and an enclosed rear Garden. Offered for sale with no onward chain, this property is not to be missed.

£375,000

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Entrance Porch

Entrance Porch with double glazed windows to the front and side aspect, lighting and door to Entrance Hall.

Entrance Hall

Stairs rise to the First Floor Landing with a door to the understairs storage cupboard, door to the Kitchen and door to the Living Dining Room. Wall mounted consumer unit, radiator and part glazed obscured window to the Entrance Porch.

Living Dining Room

From the Entrance Hall door opens into this light and bright "L" shaped room.

Living Area

14'7" x 11'4" (4.45m x 3.46m)

The Living area has a large double glazed window to the front aspect overlooking the Fore-Garden.

Dining Area

8'10" x 9'8" (2.71m x 2.96m)

Opening to the Dining Area with space for a dining table and double glazed window to the side aspect. Further floor to ceiling double glazed window to the rear aspect overlooking to the beautifully maintained rear Garden.

Kitchen

10'9" x 8'10" (3.30m x 2.7m)

From the Entrance Hall part glazed door opens to the Kitchen. Fitted with a range of gloss fronted base and eye level units with marble effect working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, single electric oven with four ring induction hob and extractor above. Further gloss fronted base level units with working surface and glass fronted eye level unit. Double glazed window to the rear aspect overlooking the Garden. Radiator and door to the pantry housing shelving.

Utility Room

7'10" x 7'6" (2.40m x 2.3m)

Fitted with a range of base and eye level units with working surface and single stainless steel sink unit with drainer and mixer tap. Space and plumbing for a washing machine and space for a further tall appliance. Door to the Garage, part glazed door to the Garden and door to the Cloakroom.

Cloakroom

Fitted with a low flush WC and obscured double glazed window to the rear aspect.

Garage

16'5" x 7'10" (5.02m x 2.4m)

Single garage with power and lighting, double doors to the driveway parking and courtesy door to the Utility Room.

First Floor Landing

Stairs rise to the First Floor Landing with doors off to all rooms, door to a storage cupboard housing the Worcester Bosch combination boiler and a further door to the airing cupboard currently housing slatted shelving.

Bedroom One

11'5" x 11'1" (3.5m x 3.4m)

A bright room with fitted mirror fronted wardrobes and a fitted headboard. Large double glazed window to the front aspect and radiator.

Bedroom Two

9'2" x 11'5" (2.81m x 3.5m)

Spacious room with mirror fronted fitted wardrobes housing shelving and hanging rail, further opening to book shelf. Double glazed window to the rear aspect and radiator.

Bedroom Three

7'6" x 9'2" (2.31m x 2.8m)

Double glazed window to the front aspect and radiator.

Bathroom

Fitted with a white suite comprising low flush WC, vanity unit with inset sink and mixer tap, panel bath with mains tap. Corner shower cubicle with glazed sliding doors, electric shower and tiled walls. 'Ladder' style radiator, extractor fan to ceiling, double glazed obscured window to the rear aspect and access to loft space via hatch.

Outside

The fore garden is laid to lawn with a paved patio area leading to the Entrance Porch and raised brick flower bed filled with mature shrubs. There is parking for numerous vehicles and access to the garage and gated side access, the fore garden is encompassed by conifer hedging.

To the rear of the property is a beautifully maintained tranquil Garden with a number of brick edged flower filled beds with a variety mature trees and shrubs. A timber shed, green house and lean to can also be found to the side of the property, there is a further paved seating area and pathway to the gated side access.

Council Tax Band

We understand that this property is council tax band D.

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

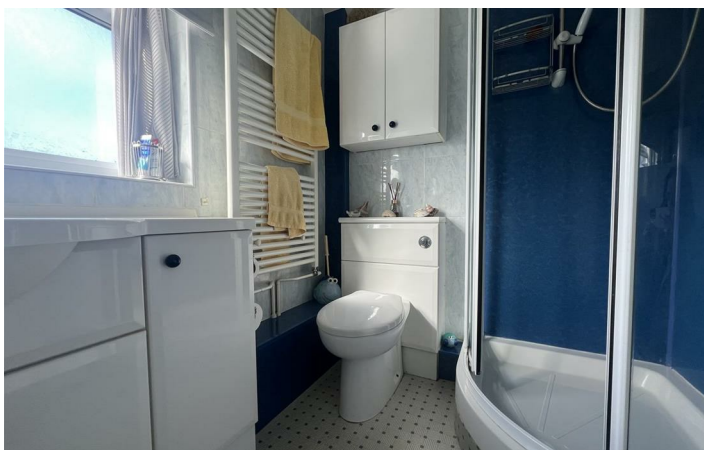
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Agents Note

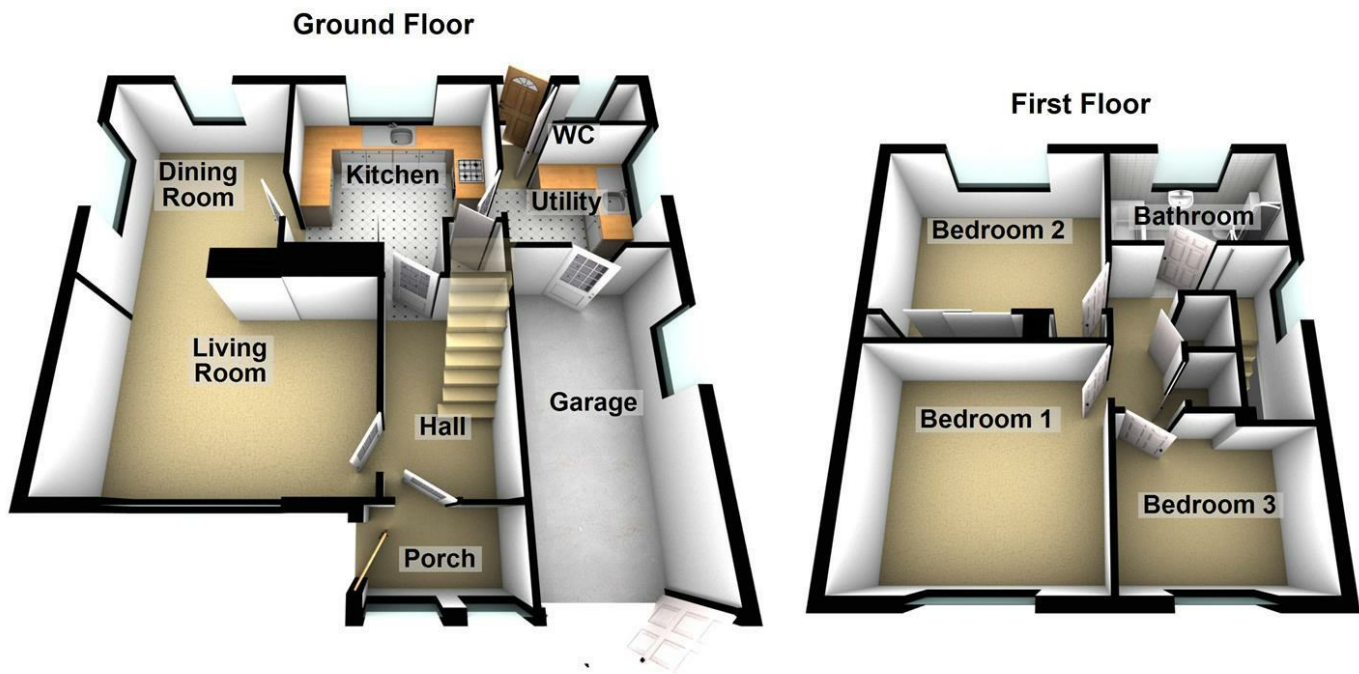
Please note this property is awaiting probate, which has been applied for.

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 will be 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



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	