



## 16 Dryden Close Malvern, WR14 2UQ

Nestled in the popular location of Malvern, this charming terraced house in Dryden Close offers an inviting and spacious kitchen dining room, a bright generous living room, three well-proportioned bedrooms and a bathroom. The deceptively spacious layout of this property maximizes the available space to create a welcoming atmosphere. The stunning views of the Malvern Hills allow the residents to enjoy the beauty of the surrounding landscape from their home. Situated in this popular location, this house benefits from a short walk to Great Malvern Town Centre, Malvern theatre, Malvern Splash, Waitrose supermarket and the local library. Quick access to breath-taking walks across the Malvern Hills.

**£240,000**

# 16 Dryden Close

## Malvern, WR14 2UQ



Paved pathway and steps along lead to the double glazed door which opens into the entrance porch.

### Entrance Porch

Double glazed door opens into the Entrance Porch with double glazed windows to the front and side aspects. Lighting and tiled flooring. Double glazed door opens into the Entrance Hall.

### Entrance Hall

With doors off to the Kitchen Dining Room, Cloakroom and glazed door to the Living Room. Door to a useful understairs storage cupboard and stairs rise to the First Floor. Dado rail and radiator.

### Kitchen Dining Room

18'4" x 9'10" (5.6m x 3m)

The spacious Kitchen Dining room is comprehensively fitted with base and eye level units working surfaces and tiled splashback. Integrated Fridge Freezer, Dishwasher and slot-in Rangemaster with five gas rings, double oven below with extractor above. One and a half bowl stainless steel sink unit with drainer and space and plumbing for washing machine. Double glazed window to the front aspect and tiled flooring throughout. Radiator and double doors open into the Living room.

### Living Room

15'10" x 10'9" (4.83m x 3.3m)

Double doors open into the bright Living room with a floor to ceiling double glazed window and radiator. Double glazed sliding doors open to the rear garden with a stunning view of the Malvern Hills.

### Cloakroom

Fitted with a low flush WC and floating wash hand basin with a partially tiled walls. Obscured double glazed window to the front aspect, tiled flooring and radiator.

### First Floor Landing

From the Entrance Hall, stairs rise to the first floor landing. With doors off to all Bedrooms, Bathroom and door to the Airing Cupboard housing Vaillant combination boiler, shelving and hanging rail for storage. Access to loft space via hatch with drop down ladder.

### Bedroom One

15'8" x 13'9" narrowing to 7'10" (4.8m x 4.2m narrowing to 2.4m)

A spacious Bedroom with double glazed window to the rear aspect providing glorious views over rooftops and of the Malvern Hills. Radiator.

### Bedroom Two

13'9" x 11'9" narrowing to 9'2" (4.2m x 3.6m narrowing to 2.8m)

A bright room with double glazed window to the front aspect, with views towards the Severn Valley. Radiator.

### Bedroom Three

9'10" x 6'6" (3m x 2m)

Double glazed window to the rear aspect with stunning views of the Malvern Hills. Radiator.

### Bathroom

The Bathroom is fitted with a "P" shaped bath, with a glazed screen waterfall effect shower head and additional attachment and qua boarding around. Low flush WC and contemporary wash hand basin inset with drawers below and tiled splashback. Radiator and obscured double glazed window to the front aspect.

### Outside

The garden to the rear of the property is predominantly laid to lawn with a paved pathway leading to a garden store. Timber fencing encompasses the garden with gated rear access.

The fore-garden is laid to stone for ease of maintenance with a hedge boundary and several shrubs.

### Directions

From our Malvern office proceed down Church Street, through the traffic lights towards Barnards Green. Bear left onto Albert Road North and right on to Cockshot Road. Right into Clerkenwell Crescent, bare right onto Tennyson Drive and right to find the property on your right in Dryden Close.

### 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.

### Money Laundering Regulations

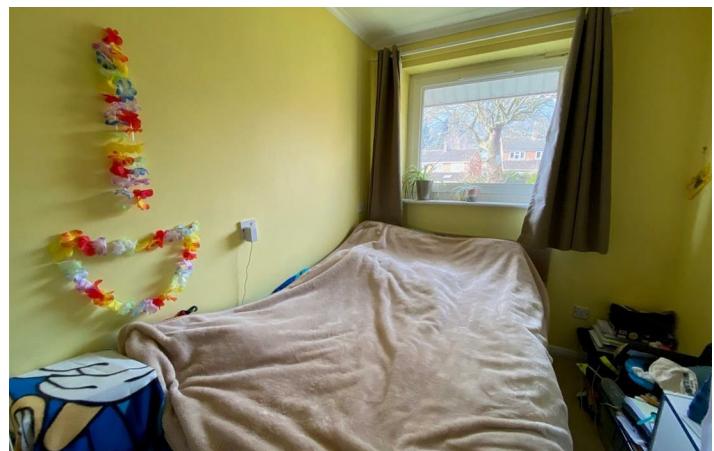
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

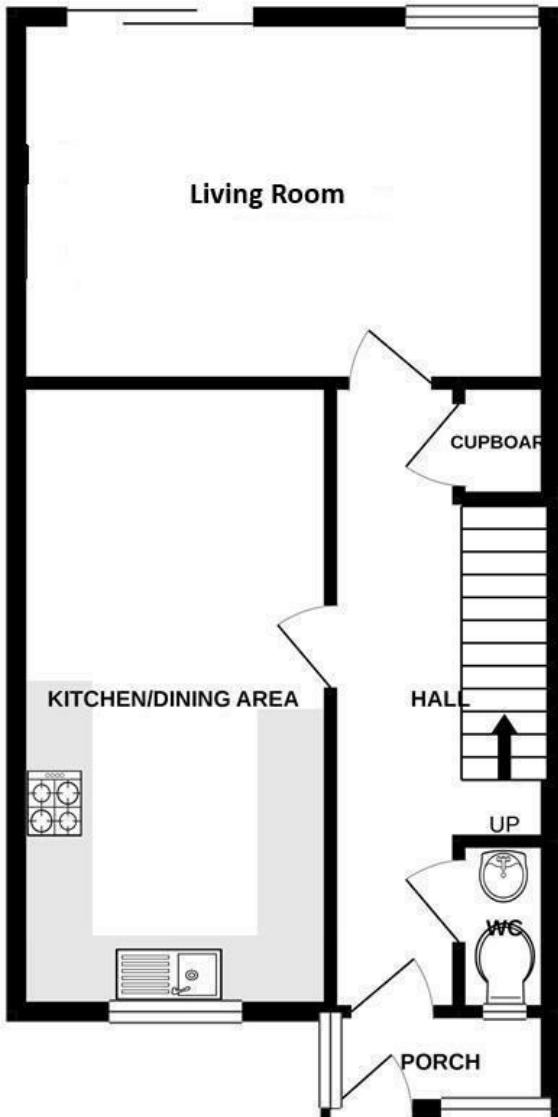
### Agents Note

We have been advised there is a garden maintenance charge of £23.97 pcm, however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

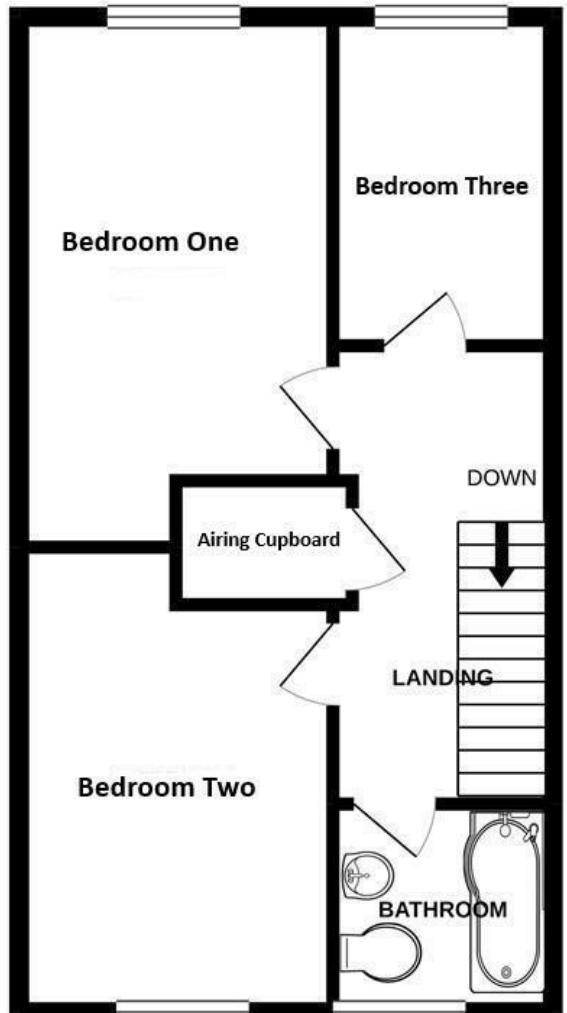


## Floor Plan

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

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

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