Denny & Salmond

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Residential Sales & Letting Agents

11 Gainsborough Close

Malvern, WR13 6SH

Situated in the village of Welland, within catchment of popular primary and secondary schools, this beautifully presented and well maintained semi detached property benefits from electric heating and double glazing throughout. Located in the popular and well served village of Welland, this semi-detached home set in a cul-de-sac position, offers well presented accommodation and a well maintained garden. In brief the property comprises entrance hall, cloakroom, living room and kitchen dining room. Whilst to the first floor are three bedrooms and a bathroom. In addition the property benefits from driveway parking for two vehicles and garage.

£285,000

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Open Porch
Open porch with lighting and storage cupboard, part glazed door opening to:

Entrance Hall
Part glazed entrance door opens to the Entrance Hall with stairs rising to the first floor, wall mounted electric radiator and door to understairs storage cupboard. Door to Kitchen, Living Room and door to Cloakroom.

Cloakroom
Fitted with a white suite comprising, low flush WC, floating wash hand basin with tiled splash back and obscured double glazed window to the front aspect. and wall mounted consumer unit.

Kitchen Dining Room
16'4" x 8'6" (4.99 x 2.60)
The Kitchen is fitted with a range of base and eye level units and drawers with working surfaces above and tiled splashback. One and a half stainless steel sink unit with drainer and mixer tap, space and plumbing for a washing machine and space for a tall appliance. Belling range oven with stainless steel splash back and Russell Hobbs extractor above. Double glazed window to the rear aspect providing views to the well maintained gardens.

Tiled flooring, space for a dining table, wall mounted electric radiator and double glazed door providing access to the rear garden.

Living Room
14'9" x 10'9" (4.52 x 3.28)
Glazed door opens into the Living Room with a double glazed window to the rear aspect and a floor to ceiling double glazed window to the front aspect providing plenty of light. Wall mounted electric radiator, TV point and freestanding electric fire with wooden mantle and marble hearth.

First Floor Landing
Stairs rise to the first floor with doors off to all bedrooms and bathroom. Wall mounted electric radiator, double glazed window to the front aspect and door to a useful airing cupboard housing the water tank and slatted shelving for storage.

Bedroom One
14'9" x 8'2" (4.52 x 2.49)
Double glazed window to the rear aspect, overlooking the rear garden. Wall mounted electric radiator.

Bedroom Two
11'6" x 8'3" (3.52 x 2.54)
Double glazed window to the rear aspect overlooking the rear garden. Wall mounted electric radiator.

Bedroom Three
8'4" x 7'4" (2.55 x 2.24)
Double glazed window to the rear aspect, wall mounted electric radiator and access to loft space via hatch.

Bathroom
Fitted with a white suite comprising, panel bath with glazed screen, tiled walling and electric shower over. Low flush WC, pedestal wash hand basin with tiled splashback, extractor fan and wall mounted towel rail. Obscured double glazed window to the front aspect and wall mounted mirror with light above.

Outside
To the front of the property is parking for two vehicles and a small lawn area with various shrubs and flowers, an open porch allows access to the property.

To the rear of the property is a well maintained garden with a generous paved patio adjoining the property. To the top of the lawn is a spring garden with numerous flowers and shrubs and a feature pebble water fountain. The garden is predominantly laid to lawn with flower filled boarders. The garden is encompassed by timber fencing and hedging. Courtesy door to the Garage, outside lighting, power supply and tap.

Garage
16'0" x 8'2" (4.90 x 2.50)
From the garden, a courtesy door opens into the Garage. With up and over door to the driveway parking, power, lighting and water supply.

Council Tax Band
We understand that this property is council tax band C.
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.

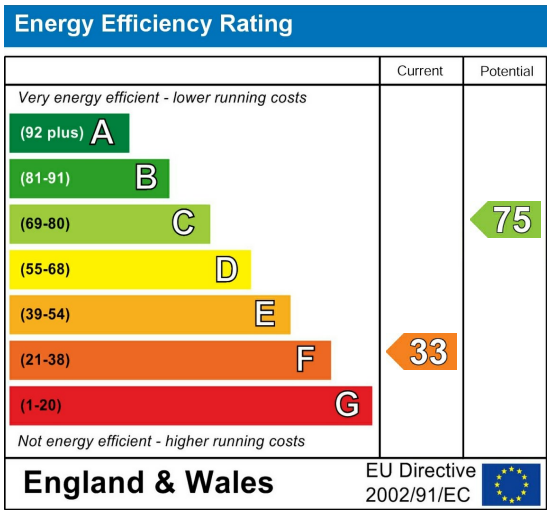
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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

Virtual Tour
A virtual tour is available on this property copy this URL into your browser bar on the internet :- https://youtu.be/isKJOznHdW8?

Floor Plan



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