Denny & Salmond

01684 561866

Residential Sales & Letting Agents

23 St. Bernard Drive

Malvern, WR14 3PZ

Located in a cul-de-sac position this detached bungalow enjoys central heating and double glazing throughout. The accommodation includes; entrance hall, living/dining room, breakfast kitchen, two bedrooms and a shower room. The property further boasts, driveway parking, an attached single garage and enclosed rear garden with views to the Malvern Hills. The property is offered with no onward chain and an internal viewing is recommended.

£330,000

23 St. Bernard Drive

Malvern, WR14 3PZ

2 1 1 D

Entrance Hall

Part glazed entrance door opens into the Entrance Hall with doors off to both bedrooms, bathroom and living space. Engineered oak floor. Access to loft space via hatch, radiator and door to storage cupboard currently housing the Worcester Bosch combination boiler and slatted shelving.

Breakfast Kitchen

11'2" x 9'8" (3.42 x 2.96)

Fitted with a full range of cream fronted eye and base level storage units with wood effect work surfaces over. Extensive tiled splash backs, integrated Bosch oven with four ring induction hob and extractor over, one and a half stainless steel sink unit with drainer and mixer tap. Space and plumbing for a washing machine and further space for a tall appliance. Double glazed window to the side aspect and part glazed door opening to the side access. Engineered oak floor,

Living/Dining Room

20'5" x 8'10" (6.23 x 2.71)

A bright and airy room with two sets of double glazed doors opening to the rear garden and full length fitted book shelf. Radiator and a living flame gas fire log burner set on a marble hearth, engineered oak flooring.

Bedroom One

14'4" x 11'2" (4.39 x 3.42)

A spacious room with double glazed windows to the front access, wood effect flooring and radiator.

Bedroom Two

11'7" x 7'3" (3.54 x 2.23)

Double glazed window to the front aspect, radiator and wood effect flooring.

Bathroom

Fitted with a white suit comprising floating wash hand basin, low flush WC, shower cubicle with glazed screen and mains shower over. Fitted full length mirror cabinet, aqua boarding to walls, ladder radiator and obscured double glazed window to the side aspect.

Outside

To the front of the property numerous mature shrubs and hedges with parking for two vehicles with a paved pathway leading to the front door and gated side access.

The rear Garden is laid to stone for ease of maintenance and surrounded by numerous mature shrubs and trees with a paved seating area providing stunning views of the Malvern Hills. The garden is encompassed by hedges and timber fencing and water butt.

Garage

16'7" x 9'7" (5.08 x 2.94)

With power, lighting, electric up and over door and additional curtesy door accessed from the rear Garden.

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.

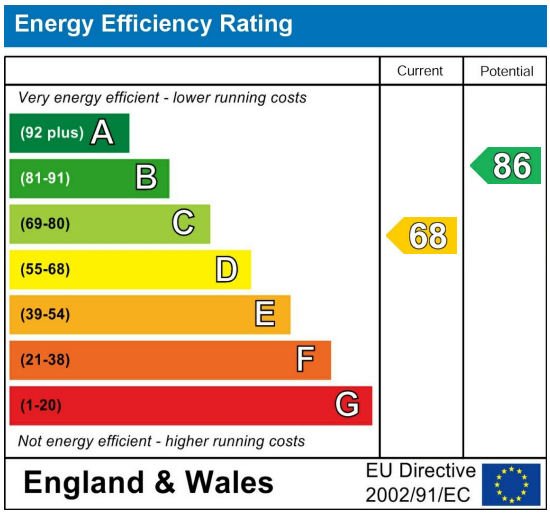
Freehold

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.

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



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.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY
Tel: 01684 561866 Email: info@dennyandsalmond.co.uk www.altosoftware.co.uk

naea | propertymark PROTECTED