



## 2 Alexandra Mews Alexandra Lane, Malvern, WR14 1GE

**£225,000**

Located on Alexandra Lane, this mid-terrace property presents an excellent opportunity for both first-time buyers and buy to let investors. Within walking distance of local amenities and transport links The property offers a dining kitchen and spacious living room, whilst to the first floor there are two double bedrooms, a shower room and additional storage. Further benefitting from gas central heating, off road parking for one vehicle, double glazing and enclosed rear gardens. Being offered for sale with no onward chain, an internal viewing is strongly advised.

## **Porch**

Door opens into the Entrance Porch, with doors to a storage cupboard and door opening to the Entrance Hall

## **Entrance Hall**

Opening to the Kitchen and with doors to the Living Room and a useful understairs storage cupboard.

## **Kitchen 9'1" x 8'7" extending to 12'4" (2.79 x 2.64 extending to 3.77)**

Fitted with a range of base and eye level units, working surfaces and tiled splashback. Electric oven with four ring gas hob and extractor above. Double glazed window to the front aspect and stainless steel sink unit with drainer and mixer tap. Space and plumbing for a washing machine, a further under counter appliance and space for a tall appliance. Radiator.

## **Living Room 15'6" x 12'5" (4.73 x 3.79)**

This light and spacious Living Room, has double glazed sliding doors opening to the rear garden. Radiator, electric fire with surround and stairs rise to the First Floor.

## **First Floor**

With doors off to both Bedrooms and Shower Room. Door to Airing Cupboard housing slatted shelving for storage and radiator. Radiator.

## **Bedroom One 12'5" x 9'7" (3.80 x 2.93)**

A generous size Bedroom with double glazed window to the rear aspect. Radiator.

## **Bedroom Two 12'4" x 9'1" (3.78 x 2.79)**

Double glazed window to the front aspect and radiator.

## **Shower Room**

Double shower cubicle with glazed sliding door, pedestal wash hand basin with tiled splashback and low flush WC. Chrome "ladder" style radiator and extractor.

## **Outside**

The garden to the rear has a paved patio area adjoining the property with a further gravelled area for ease of maintenance. Timber fencing encompasses the garden with a further raised garden at the rear, accessed by steps.

To the front of the property is driveway parking for one vehicle.

## **Council Tax Band**

We understand that this property is council tax band C.

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.

## **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

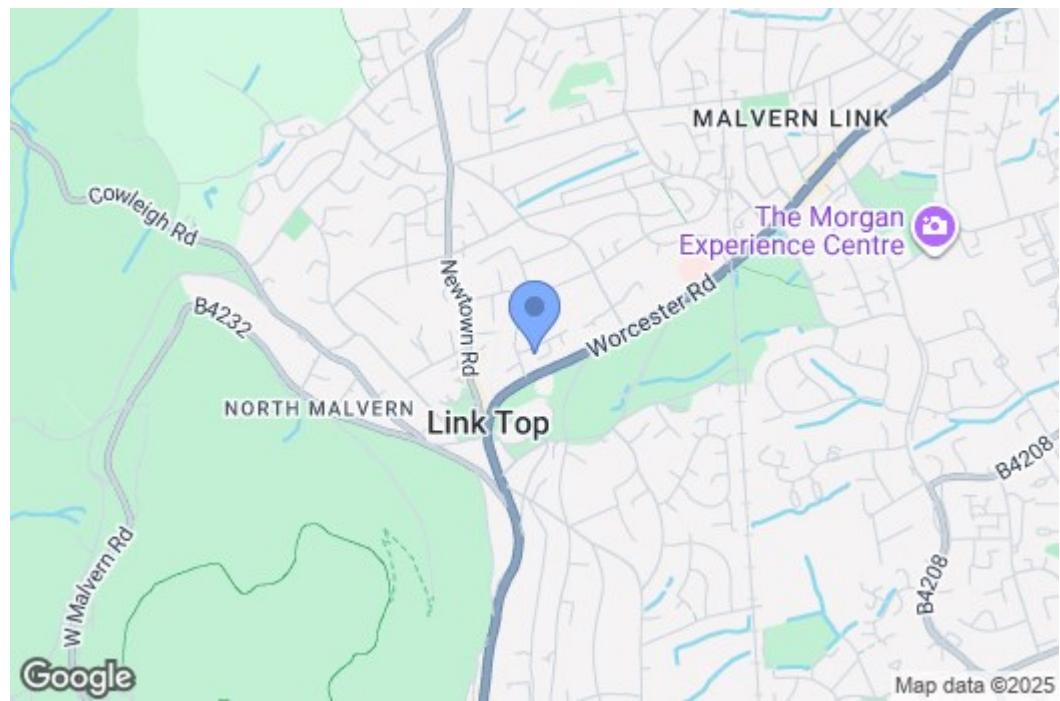
## **Virtual Tour**

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=CfIX465TiEE>

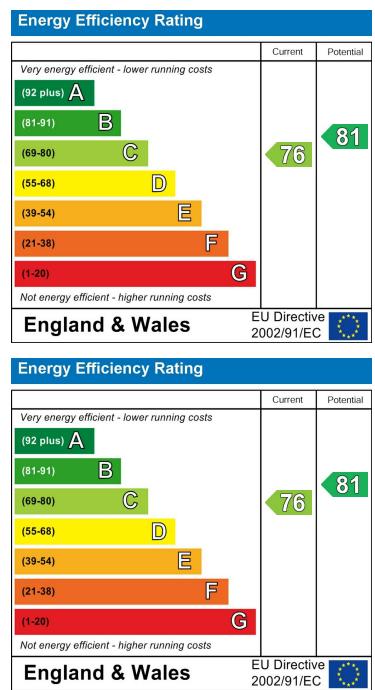
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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