Denny & Salmond

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Residential Sales & Letting Agents

3 Blandford Close

Malvern, WR13 6SF

Situated in the popular village of Welland, within catchment of popular primary and secondary schools, this semi-detached house, in need of full refurbishment is located within a peaceful cul-de-sac. The accommodation in brief comprises, living room, dining room and kitchen. Whilst to the first floor are two double bedrooms, a small single bedroom and bathroom. Offered for sale with no onward chain, EPC Rating awaited.

Guide Price £200,000

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

Entrance Hall
Entrance Hall, with door to the Living Room and stairs rising to the First Floor. Water meter and wall mounted electric fuse board.

Living Room
14'1" x 14'2" (4.30m x 4.32m)
A generous Living Room with double glazed window to the front aspect and two wall mounted electric radiators. Opening to Kitchen and a further opening to the dining room. Door to a large understairs storage cupboard.

Kitchen
9'3" x 8'4" (2.82m x 2.56m)
Fitted with base and eye level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, space and plumbing for a washing machine, space for a tall appliance and space for a slot in cooker. Part glazed door and window opens to the to rear garden.

Dining Room
9'3" x 8'7" (2.83 x 2.63)
Double glazed window to the rear aspect and two wall mounted electric radiators.

First Floor Landing
From the Entrance Hall, stairs rise to the First Floor. With doors off to all rooms and door to an Airing Cupboard housing the water tank and slatted shelving for storage. Double glazed window to the side aspect and access to loft space via hatch.

Bedrooms One
12'7" x 10'9" (3.86 x 3.28)
Double glazed window to the front aspect and wall mounted electric radiator.

Bedroom Two
10'11" x 10'9" (3.33 x 3.28)
Double glazed window to the rear aspect over looking the rear garden. Wall mounted electric radiator.

Bedroom Three
6'5" x 6'3" (1.97m x 1.93m)
Double glazed window to the front aspect, wall mounted electric radiator and door to storage cupboard with slatted shelving.

Bathroom
Fitted with a coloured suite, comprising pedestal wash hand basin, low flush WC, panel bath with mains shower over and tiled surround. Obscured double glazed window to the rear aspect.

Outside
The Garden to the rear is predominantly laid to lawn with a paved seating area, small pond, numerous and mature shrubs. The garden is encompassed with a mixture of hedging and timber fencing. Outside light, water and courtesy door to Garage.

To the front of the property is parking for one vehicle, leading to the Garage, the fore-garden is laid to stone for ease of maintenance. with a paved path leading to the entrance Porch.

Garage
16'0" x 9'1" (4.88m x 2.79m)
With up and over door to the front driveway parking and courtesy door to the rear.

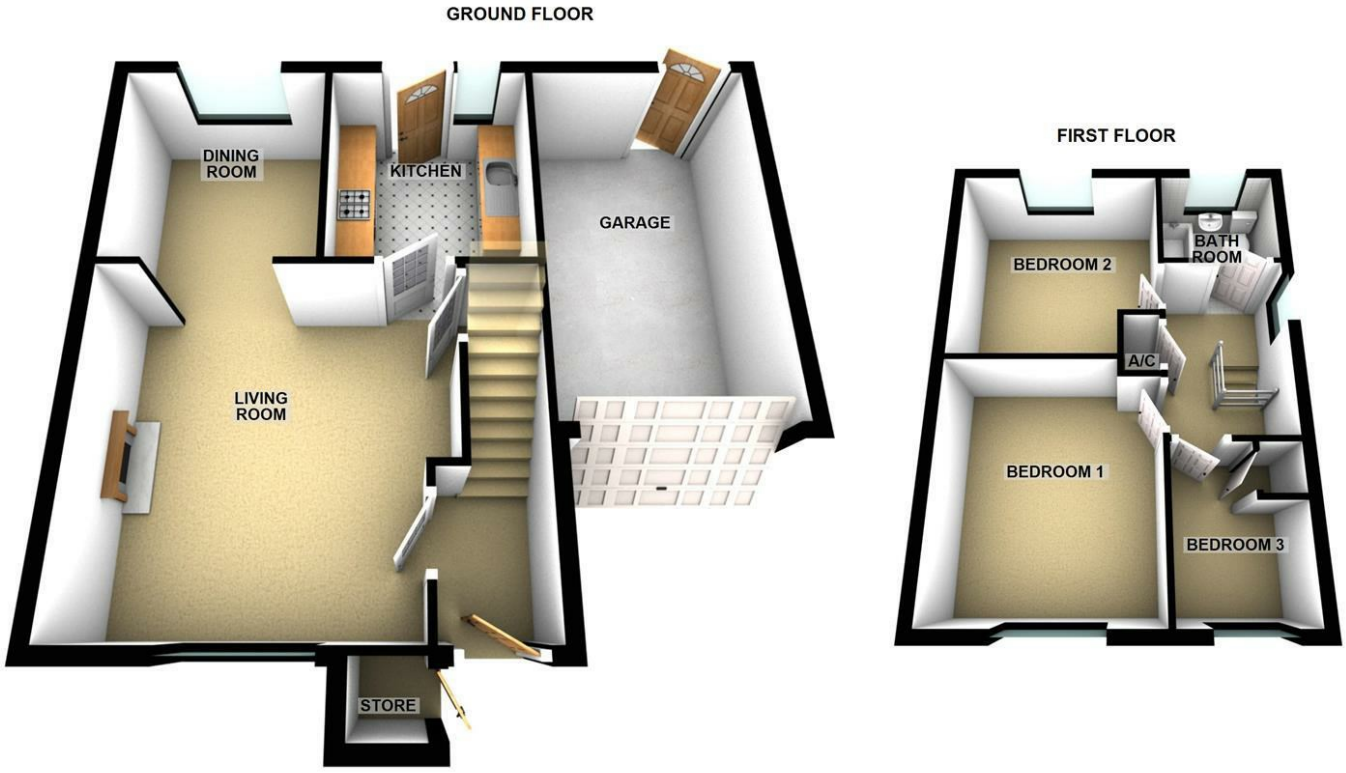
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

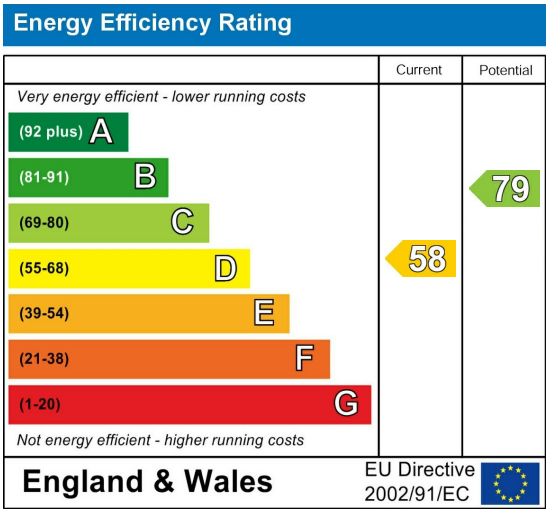
Council Tax Band
We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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



3 BLANDFORD CLOSE, WELLAND



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