Denny & Salmond

01684 561866

Residential Sales & Letting Agents

10 Orford Way

Malvern, WR14 2EH

Located on the edge of Great Malvern, within easy reach of amenities to include primary schools, the Medical Centre and Tesco express this mid-terrace property briefly comprises living room and kitchen while to the first floor is two bedrooms and a bathroom with a further generous bedroom to the second floor. This property further benefits from parking for two vehicles, gas central heating, views of the Malvern Hills and an extensive rear garden in need of some maintenance.

£245,000

10 Orford Way

Malvern, WR14 2EH

3 1 1 C

Enterance Hall
Part glazed entrance door opens into the Entrance Hall with stairs rising to the first floor and doors off the the Living Room and Kitchen. Door to large understairs storage cupboard, radiator and additional cupboard housing the consumer unit and gas meter.

Living Room
12'2" x 10'11" (3.73 x 3.35)
Double glazed bay window to the front aspect, radiator and wall mounted Smeg gas fire unit.

Kitchen
17'3" x 8'4" (5.28 x 2.56)
The Kitchen is fitted with a range of base level units with working surfaces, enamel sink unit with drainer and mixer tap, four ring induction hob with tiled splash back and single electric oven. Space for two small appliances, double glazed windrow to the rear aspect, two radiators and wall mounted combination boiler. Part glazed door opens to the passage way and rear garden.

First Floor Landing
Stairs rise to the first floor landing with doors off to the bathroom, bedroom one and bedroom two. Radiator and stairs rising to the second floor.

Bedroom Two
14'5" x 6'6",206'8" (4.41 x 2,63)
Double glazed window to the rear aspect, radiator and doors to fitted wardrobes with hanging rails.

Bedroom Three
10'10" x 10'4" (3.32 x 3.15)
Double glazed window to the front aspect providing stunning views over roof tops towards the Malvern Hills, radiator and wood floor boards throughout.

Bathroom
Fitted with a white suit comprising low flush WC, floating wash hand basin, panel bath with mains shower, glazed screen and partially tiled walls. Ladder style radiator, wall mounted mirror cabinet and double glazed obscured window to the rear aspect.

Second Floor Landing
Stairs rise to the second floor with a door to Bedroom One.

Bedroom One
17'2" x 16'5" (5.25 x 5.02)
A bright and spacious room with double glazed windows to the rear aspect, radiator and door to a large storage cupboard with shelfing and hanging rails.

Outside
To the front of the property is parking for two vehicles and laid lawn with fruit trees and mature shrubs, a pedestrian pathway leading to the front entrance door. An additional shared pathway leads to the side passage way leading to the back of the property with doors to the Kitchen, Utility Store and Cloak Room. The passage way further leads to the rear Garden.

The Rear Garden is generous in size, adjoining the property is a hard standing surface with a door to a useful storage cupboard with lighting and power, further leading to a lawn, flanked by brick edged floral and shrub beds. This leads to a gravel pathway with pond, green house and vegetable garden requiring further cultivation. There is also a useful Garden shed. The garden is enclosed by timber fencing.

Utility/Store
From the Kitchen, door opens to the brick built passage way with door to the utility store with power, lighting and plumbing for a washing machine.

Cloak Room
Further door opening to the Cloakroom which is fitted with a low flush WC and pedestal wash hand basin with a single glazed window the side aspect.

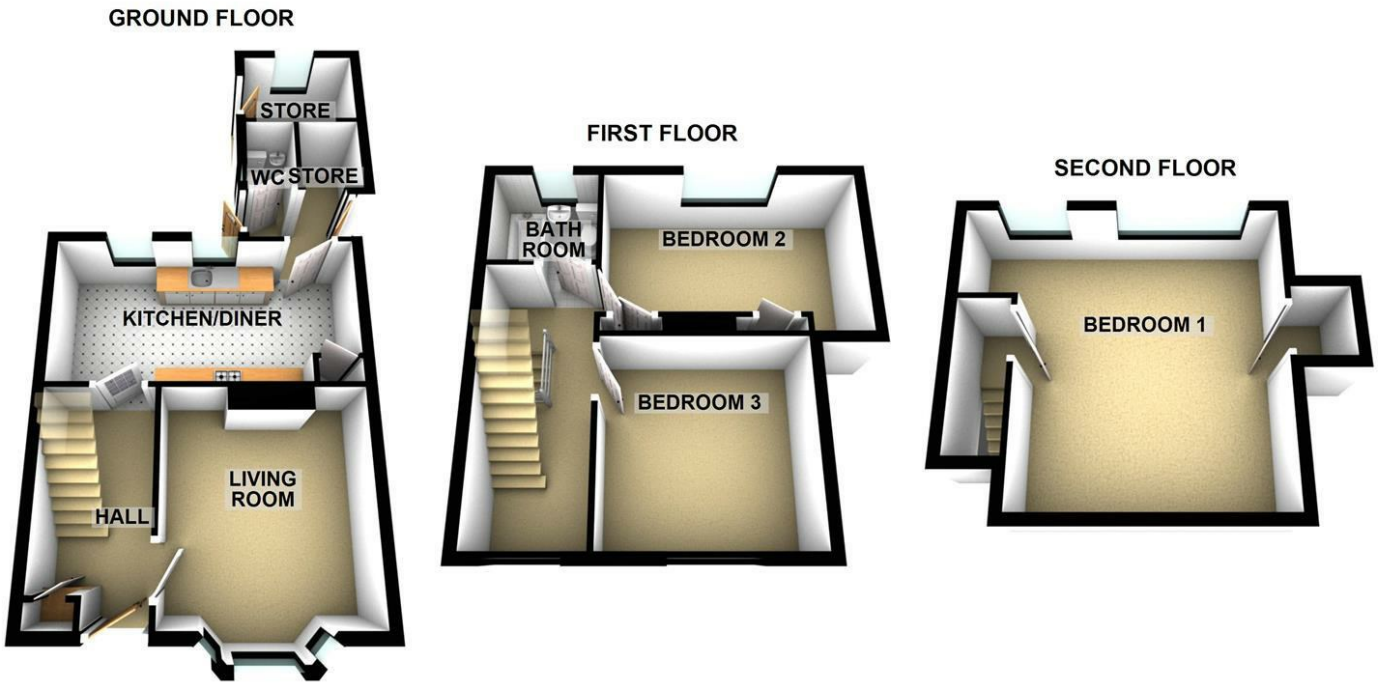
Council Tax Band
We understand that this property is council tax band B.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

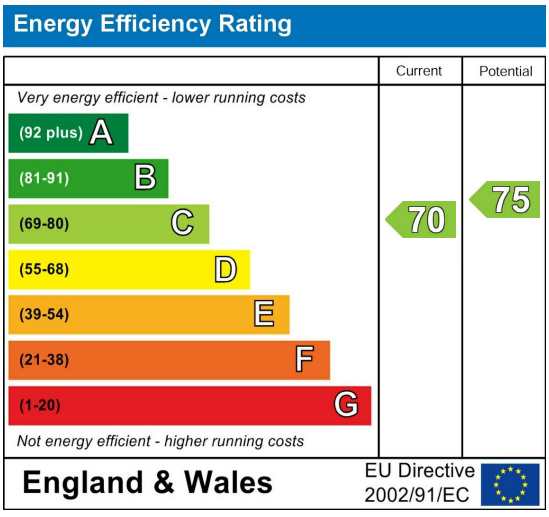
Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations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

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.

Floor Plan



10 ORFORD WAY, MALVERN



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.

naea | propertymark PROTECTED