



1 Strothers Avenue Malvern, WR14 3RS

Located on the new Persimmon development, with easy access to Great Malvern Railway station and Peachfield Common, this modern semi detached home offers stylish accommodation to include entrance hall, living room, inner hallway and dining kitchen whilst to the first floor there are two bedrooms and bathroom. The property is further complemented by off road parking and an enclosed rear garden. This property would make an ideal first time or investment purchase. Offered for sale with no onward chain

£254,800

1 Strothers Avenue

Malvern, WR14 3RS



Entrance Hall

A composite entrance door leads into the Entrance Hall with radiator, door to Living Room and staircase rising to the First Floor Landing.

Living Room

9'5" x 13'4" (2.88 x 4.08)

Double glazed windows to front and side aspect, radiator, TV point and 'Fibre Nest' Internet connection point. Under stairs storage cupboard and door to:

Inner Hallway

The Inner Hallway has a built-in double storage cupboard and door to:

Cloakroom

Fitted with a low level WC and pedestal wash handbasin the tiled splashback. Extractor vent and radiator.

Dining Kitchen

12'7" x 8'7" (3.84 x 2.63)

The Dining Kitchen is fitted with a range of white high gloss base and eyelevel units with grey working surface and up stands. One and a half bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, electric oven and four ring electric hob with extractor canopy over. Integrated washer/dryer, wall mounted combination gas central heating boiler, inset spotlighting, double glazed window and door leading to the rear garden beyond.

First Floor Landing

Hatch to loft space, built-in storage cupboard and doors to all rooms.

Master Bedroom

10'9" x 12'7" (3.28 x 3.86)

Built in over stairs storage cupboard, radiator, two double glazed windows to front taking full advantage of a view towards the Malvern Hills.

Bedroom Two

8'9" x 12'7" (2.68 x 3.85)

Double glazed window to rear, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over and glazed screen. Pedestal wash and basin and low-level WC, extensive wall tiling, radiator, shaver point, extractor vent and obscure double glazed window to side.

Outside

To the front of the property is a small fore garden with pathway leading to the entrance door.

To the side is a parking area with gated access leading to the newly turfed rear garden which is enclosed by timber fencing on all sides.

Council Tax Band

We understand that this property is currently awaiting its council tax

banding.

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.

Agents Note

This property is being offered for sale with Solar Panels on the roof, these panels belong to the property and the new owner will benefit from the savings. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Once the development of Malvern Rise has been completed, there is an amount of £127 which is payable to the management company by the home owner in relation to the upkeep of the green space around this development.

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

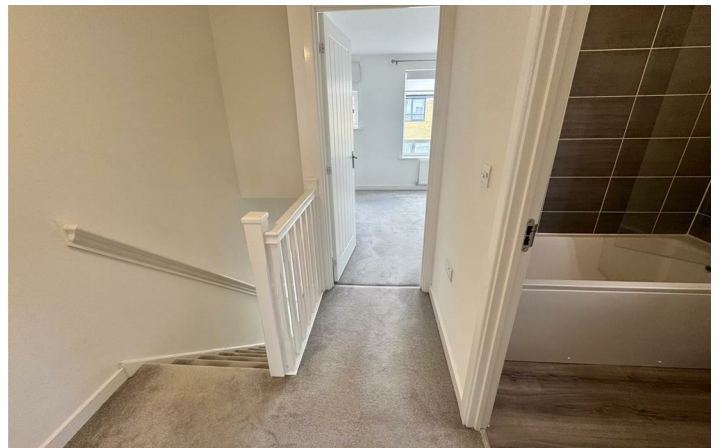
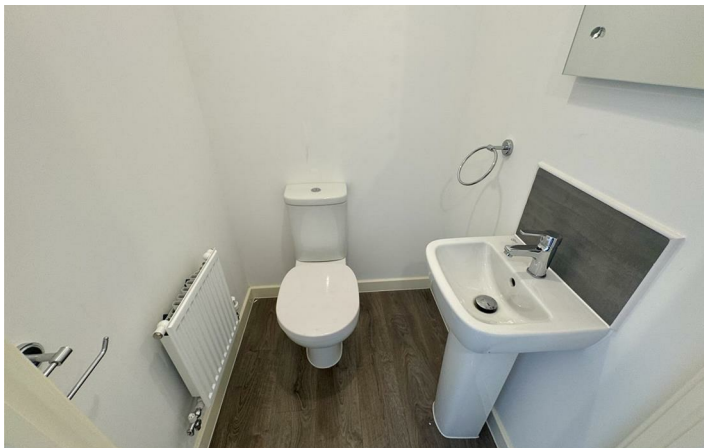
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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

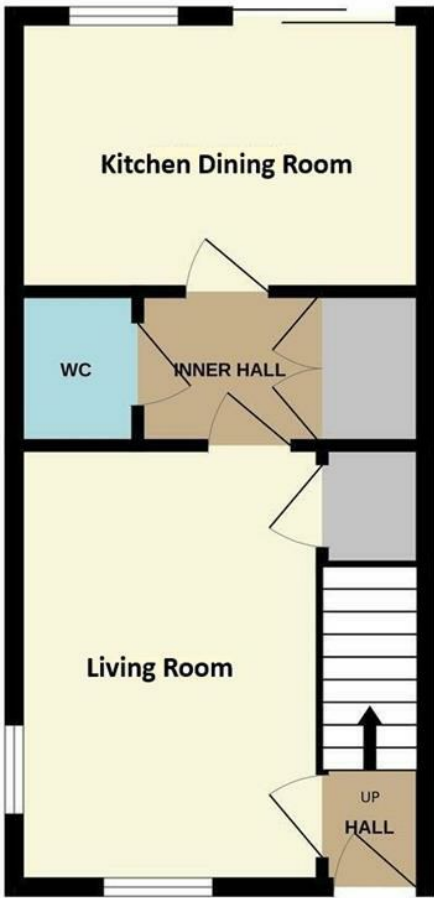
Disclosure

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.

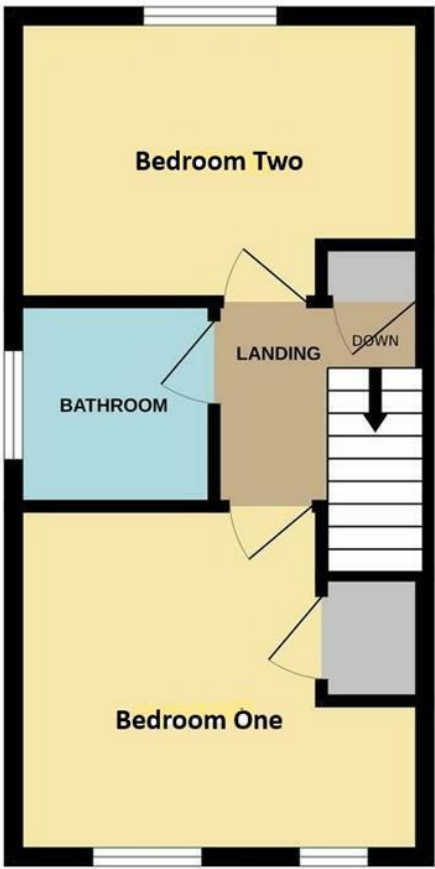


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC