Denny & Salmond

01684 561866

Residential Sales & Letting Agents

32 St. Bernard Drive

Malvern, WR14 3PZ

Located in a popular residential area, in a quiet cul-de-sac position, this semi-detached bungalow benefits from Solar Panels, gas central heating and double glazing throughout. In brief, the accommodation includes; Kitchen with integrated appliances, spacious Living Room, Dining Room and Conservatory, two Bedrooms and a Bathroom. The property further boasts, driveway parking for several vehicles, a single garage and a beautifully maintained and enclosed rear garden with views to the Malvern Hills. EPC Rating B

Guide Price £300,000

32 St. Bernard Drive

Malvern, WR14 3PZ

2 1 2 B

Access to the side of the property, a part glazed entrance door opens into the fitted Kitchen.

Kitchen

14'0" x 6'2" (4.29m x 1.89m)

The Kitchen is fitted with a range of wood fronted eye and base level units, with working surfaces and tiled splashback. Corner cupboard housing the recently installed Vaillant combination boiler. Electric oven with four ring gas hob and extractor above. Integrated appliances to include; tall fridge freezer, washing machine and dishwasher. Composite sink unit with drainer and mixer tap, dual aspect double glazed windows to the front and side aspects, radiator and tiled flooring throughout. Door to Living Room.

Living Room

15'7" x 11'11" (4.77 x 3.65)

The spacious Living Room, with a large double glazed window to the front aspect, provides plenty of light and stunning views towards the Malvern Hills. "Coal" effect gas fire with wooden mantle and granite effect hearth, radiator and door to Inner Hall.

Inner Hall

With doors off to Bedroom Two, Bathroom and Dining Room and a further door to a useful airing cupboard with slatted shelving for storage.

Bathroom

The Bathroom is fitted with a white suite, comprising a panel bath with electric shower over and glazed screen. Vanity unit with sink inset and cupboards below and a hidden cistern low flush WC. "Ladder" style radiator and wall mounted illuminated mirror. Double glazed obscured window to the side aspect, spotlights to ceiling and fully tiled walls and floor.

Bedroom Two

10'0" x 9'1" (3.07 x 2.79)

From the Inner Hall, a door opens into Bedroom Two, with a double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Dining Room

13'1" x 9'1" (4.00 x 2.78)

A light room with an under stairs recess and storage cupboard. Stairs rise to the Attic Bedroom and double glazed French doors open to the Conservatory. Radiator.

Conservatory

9'7" x 8'10" (2.94 x 2.71)

Access from the Dining Room, with power and double glazed windows to the side and rear aspects. Pitched polycarbonate roof with fitted blinds and double glazed doors opening to the rear Garden.

Attic Bedroom

15'0" x 14'10" (4.58 x 4.54)

From the Dining Room, stairs rise to the generous Attic Bedroom, with two Velux windows providing ample light, an additional window to the side aspect, two radiators and fitted wardrobes with hanging rails and shelving.

Outside

To the front of the property is a beautifully presented fore-garden with a variety of shrubs and flower beds, block paved driveway parking allows space for several vehicles, this continues to the side of the property to the Entrance Door and Garage.

To the rear of the property is a paved seating area adjoining the conservatory, a paved pathway leads to the storage shelter at the rear of the Garage. Steps rise to a further paved seating area, where you can enjoy views of the Malvern Hills. The garden is laid to stone for ease of maintenance and enjoys shrub and flower filled boarders and a mature hedge. This area also provides stunning views of the Malvern Hills. The rear garden is encompassed by timber fencing.

Garage

15'10" x 8'1" (4.85 x 2.47)

Up and over door allows access into the garage with lighting, power and a glazed window to the rear aspect.

Solar Panels

The property benefits from Solar Panels on the rear of the property, the current owner enjoys reduced electric bills and a revenue from the electricity being sold back to the Grid. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

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.

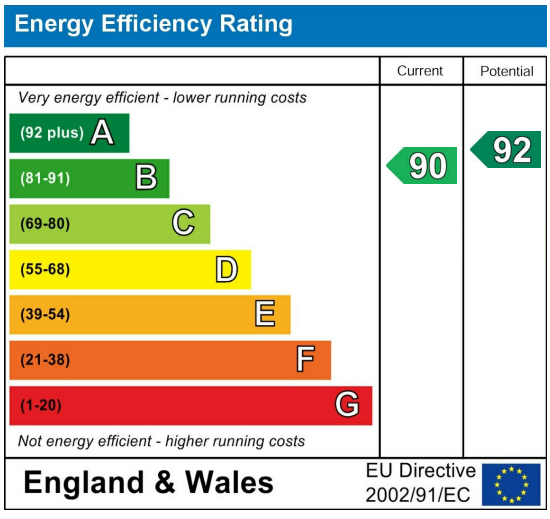
Freehold

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.