



## 31 Bredon Grove

Malvern, WR14 3JR

Located in a popular cul-de-sac residential area within Barnards Green, this two bedroom semi-detached bungalow has accommodation which comprises of: kitchen breakfast room, living room, two bedrooms, garden room and shower room. With front and rear gardens, driveway parking for several vehicles and a garage. One of the standout features of this bungalow is the flat plot, which is ideal for those seeking easy access and low-maintenance living. From the front of the property, views of the Malvern Hills, can be enjoyed. With gas central heating and double glazing throughout.

EPC Rating Awaited

**Guide Price £280,000**

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## Entrance Hall

Obscured glazed door opens into the Entrance Hall with doors off to all rooms. Door to a coat cupboard and access to loft space via hatch with drop down ladder. Radiator.

## Kitchen Breakfast Room

13'1" x 11'5" (4m x 3.5m)

Th Kitchen Breakfast room is fitted with a range of base and eye level units, working surfaces and tiled splashback. Slot-in double electric oven, space and plumbing for washing machine and space and plumbing for a slimline dishwasher. Stainless steel sink unit with drainer, double glazed windows to the side and front aspects, from the front aspect, views towards the Malvern Hills can be enjoyed. Spotlights to ceiling and door to cupboard housing "Worcester" combination boiler.

## Living Room

16'0" x 11'5" (4.9m x 3.5m)

The Living Room benefits from an electric fire, with brick surround and tiled hearth, radiator and spotlights to ceiling. A large double glazed window to the front aspect over looking the fore-garden and providing lovely views towards the Malvern Hills.

## Bedroom One

12'5" x 11'9" (3.8m x 3.6m)

A double bedroom with spotlights to ceiling, door to a storage cupboard and radiator. Double glazed window to the rear aspect, overlooking the rear garden.

## Bedroom Two

10'11" x 7'11" (3.35m x 2.43m)

With spotlights to ceiling, radiator and double glazed sliding door opening to the Garden Room.

## Garden Room

12'9" x 8'11" (3.9m x 2.73m)

The Garden Room has double glazed windows to the sides and rear aspects overlooking the rear garden with a double glazed door opening to the side. With light, power and radiator.

## Shower Room

The Shower Room is fitted with a white suite comprising, corner shower cubicle with electric shower, tiled walls and glazed sliding doors. Vanity unit with sink inset and cupboards and drawers below and a hidden cistern low flush WC. Obscured double glazed window to the side aspect and chrome heated towel rail. Spotlights and extractor to ceiling.

## Outside

The fore-Garden is laid to stone for ease of maintenance with flower

and shrub filled borders, creating depth and colour. A low brick wall surrounds the fore-garden with a further lawned area to the front. Driveway parking to the side of the property for several vehicles leads to the Garage. Outside tap and gated access leads to the rear.

The garden to the rear of the property is predominantly laid to lawn with a paved patio seating area adjoining the property. With numerous mature shrubs and tress, a further hardstanding area with a greenhouse is at the rear of the Garage. The garden is encompassed by timber fencing.

## Garage

With up and over door to the driveway, courtesy door to the rear garden, power and light.

## 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.

## 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.

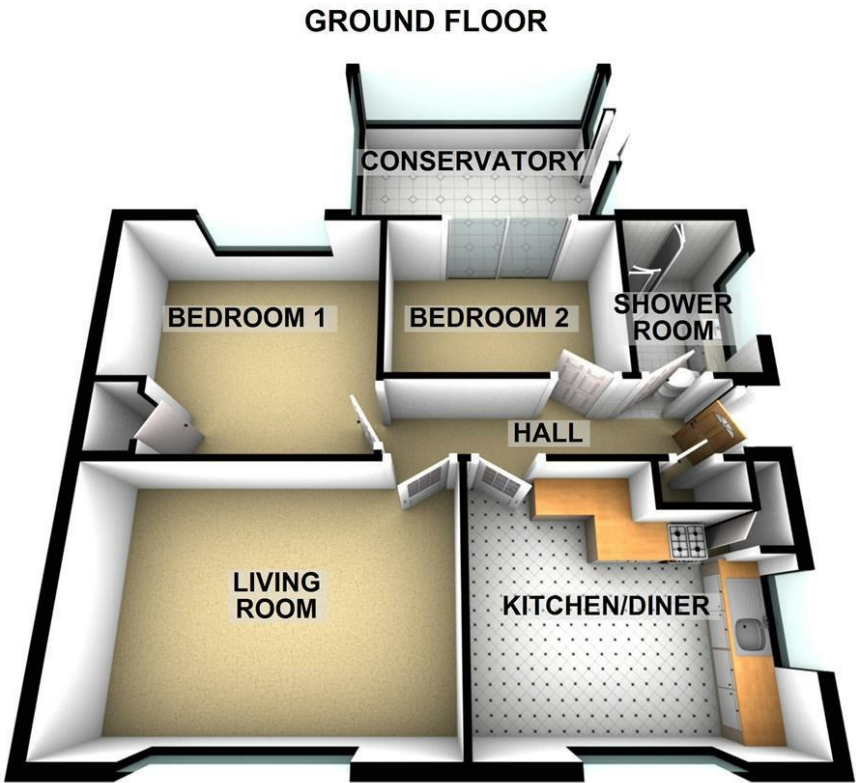
## Freehold

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





31 BREDON GROVE, 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 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 78        |
| (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 |           |