Denny & Salmond

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Residential Sales & Letting Agents

398 Pickersleigh Road

Malvern, WR14 2QH

Located in Barnards Green, this two bedroom detached bungalow, requiring some updating, is perfectly positioned being within walking distance of local amenities and Great Malvern Train Station. The accommodation in brief comprises, entrance porch, entrance hall, kitchen, living dining room, two bedrooms, bathroom and utility. With front and rear gardens and driveway parking for two vehicles. EPC Rating D.

£250,000

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Entrance Porch

18'4" x 3'7" (5.6m x 1.1m)

Glazed door opens into the Entrance Porch, substantial in size with double glazed windows to front and side aspects and radiator.

Entrance Hall

From the Entrance Porch, a part glazed door opens into the Entrance Hall. With access to all rooms, two radiators and double glazed window to the rear aspect. Access to roof space via hatch.

Kitchen

10'2" x 7'6" narrowing to 5'10" (3.1m x 2.3m narrowing to 1.8m)

The Kitchen is fitted with a range of base and eye level units with roll top working surfaces, stainless steel sink unit with drainer and mixer tap and space and plumbing for a dishwasher. Slot-in gas cooker and space for a further undercounter appliance. Wall mounted Potterton gas central heating boiler, double glazed window to the side aspect and window to the front.

"L" Shaped Living Dining Room

Living Area

17'6" x 10'4" (5.34m x 3.15m)

The Living Area benefits from double glazed French doors opening out to the front aspect and a further window to the front aspect. Radiator.

Dining Area

6'6" x 17'6" (2m x 5.34m)

The Dining Area has a part glazed door to the Utility Room and radiator.

Bedroom One

10'5" x 9'10" (3.2m x 3m)

Fitted with built in storage cupboards, window to the rear aspect, radiator and wooden Parque flooring.

Bedroom Two

13'1" x 7'4" (4m x 2.25m)

Double glazed window to the rear aspect, radiator and a range of built in storage cupboards.

Bathroom

The Bathroom is fitted with a white suite comprising, pedestal wash hand basin with tiled splashback, low flush WC and panel bath with electric shower over. Partially tiled walls and obscured double glazed window to the side aspect.

Utility

6'6" x 7'11" (2m x 2.43m)

The Utility is fitted with a range of base and eye level units and working surfaces. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine below and space for a tall appliance. Obscure glazed door opens out to the rear garden and window to the rear aspect.

Outside

The garden to the rear of the property benefits from a substantial paved patio area with steps up to the garden. The rear garden is predominantly laid to lawn with timber fencing encompassing the garden with gated side access to the front of the property.

To the front of the property is driveway parking for several vehicles, mature planting with lawn and a hedge boundary.

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.

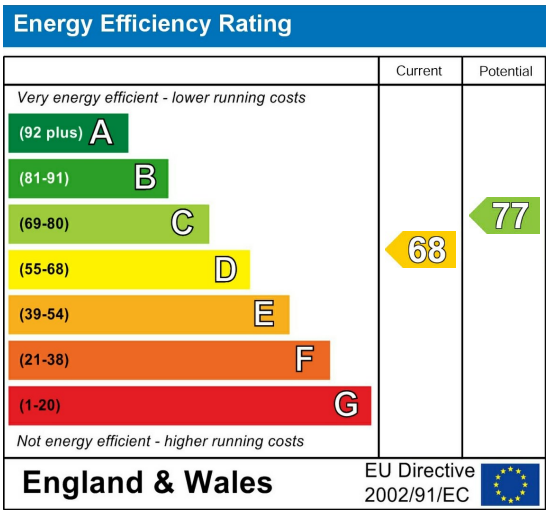
Money Laundering Regulations

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

Ground Floor

398 Pickershleigh Road, Malvern



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