



## 3 Spring Gardens

Malvern, WR14 1AP

In need of full renovation, this semi detached two bedroom house is situated in the popular residential area of Malvern Link. Located in a quiet cul de sac and within walking distance to all the amenities to include shops, pubs, restaurants, cafes and transport links. This semi detached house is a great opportunity for someone looking for a project. The accommodation briefly comprises Entrance Hall, Living Room, Kitchen and Bathroom. Whilst to the first floor are Two bedrooms. The property further benefits from gas fired central heating, double glazing and driveway parking. Offered for sale with no onward chain.

**Offers In Excess Of £195,000**

# 3 Spring Gardens

Malvern, WR14 1AP



## Entrance Hall

Part glazed entrance door opens to the Entrance Hall with tiled flooring, double glazed window to the side aspect and wall mounted consumer unit. Door to the Living Room, opening to the Kitchen and stairs rise to the First Floor Landing.

## Living Room

10'7" x 12'9" (3.23 x 3.90)

A particular feature of this room is the 'coal effect' gas fire with tiled hearth, and wooden mantle. Coving to ceiling, wood flooring, radiator and double glazed window to the front aspect.

## Kitchen

9'0" x 11'1" x 9'0" widening to 12'5" (2.75 x 3.4m x 2.75m widening to 3.81m)

Fitted with a range of base and eyelevel units with working surfaces. Space for a slot in oven with extractor hood above and stainless steel sink unit with mixer tap. Space and plumbing for a washing machine, radiator, tiled flooring and archway under stairs with addition base level units. Concealed wall mounted boiler. Double glazed window to the rear aspect and opening to:

## Secondary Hall Way

Part glazed door to the Courtyard Garden and door to the Bathroom.

## Bathroom

Fitted with a white suite comprising low flush Wc, pedestal wash hand basin with mixer tap and bath with mains shower over. Fully tiled walls and floors, double glazed obscured window to the side aspect and 'Ladder' style radiator.

## First Floor Landing

Stairs rise to the First Floor Landing with doors to both bedrooms and access to loft space via hatch

## Bedroom One

10'7" x 12'9" (3.23 x 3.90)

Large double glazed window to the front aspect, coving to ceiling, radiator and door to a fitted wardrobe with hanging rail.

## Bedroom Two

11'6" x 9'0" (3.51 x 2.76)

Double glaze window to the rear aspect, decorative coving to ceiling, radiator, door to a large fitted cupboard currently housing the water tank.

## Outside

The fore garden is laid to lawn for ease of maintenance with parking for one vehicles and iron gate leading to the entrance door and side

garden.

To the side of the property is a mature garden laid to stone with a number of mature shrubs and hedges. A further courtyard garden is located to rear of of the property, with a paved seating area, outside tap and large timber shed. The garden is encompassed by timber fencing and red brick wall.

## Council Tax Band

We understand that this property is council tax band B.

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.

## 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.

## 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.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	