



7 Lower Chase Road Malvern, WR14 2BX

This charming Victorian semi detached property on Lower Chase Road, presents an excellent opportunity for those seeking a period property, in a popular residential area. Within walking distance to transport links, primary and secondary schools and a wide range of shops. In brief the accommodation comprises Entrance Hall, Open Plan Living and Dining Room, Kitchen and Bathroom. Whilst to the first floor are two bedrooms. With parking for one vehicle, front and rear gardens. The property further benefits from gas fired central heating and a recently refelted and overhauled roof. This property is offered for sale with no onward chain and an internal viewing is advised.

Guide Price £180,000

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Entrance Hall

Part glazed Entrance Door opens into the Entrance Hall, with part glazed door to the Open Plan Living and Dining area. Wall mounted fuse board and double glazed window to the side aspect.

Open Plan Living Dining Room

max 21'5" x 11'8" (max 6.55 x 3.58)

From the Entrance Hall, part glazed door opens to the Open Plan Living and Dining Room.

Dining Area

10'8" x 9'9" (3.27 x 2.98)

Stairs rising to the first floor and door to a useful under stairs storage cupboard. Steps lead down to the Kitchen and Bathroom. Radiator

Living Area

(11'8" alcoves) 10'8" x 10'4" ((3.58 alcoves)) 3.27 x 3.17)

From the Dining Area, an archway leads to the Living Area. Fireplace with a wooden mantle and decorative tiled surround, featured either side by two alcoves with shelving. Radiator, TV point and double glazed window to the front aspect.

Inner Hallway

Steps lead down from the Dining Area to the Inner Hallway, with doors off to the Kitchen and Bathroom.

Bathroom

The Bathroom is fitted with a coloured suite, comprising low flush WC, vanity sink unit with cupboards below and wall mounted light, with shaver socket. Panel bath with electric shower over and tiled walls. Radiator, extractor fan and door to the airing cupboard, currently housing the hot water tank and slatted shelving. Double glazed obscured window to the side aspect.

Kitchen

9'8" x 8'10" (2.97 x 2.70)

The Kitchen is fitted with a range of base and eyelevel units, with working surfaces and tiled splash back. Slot in double electric oven with four ring hob, undercounter washing machine. Tall fridge freezer and Stainless steel sink unit with drainer and mixer tap. Wall mounted Worcester Bosch boiler, large double glazed window to the rear aspect overlooking the rear gardens. Radiator, extractor fan and part glazed door leading to the Rear Garden.

First Floor Landing

Stairs rise to the First Floor Landing, with doors to both bedrooms and access to the loft space via hatch, currently housing the insulated header water tank.

Bedroom One

11'0" x 9'10" (3.36 x 3.01)

Fitted full length wardrobes housing hanging rails and slatted shelving. Radiator and double glazed window to the front aspect.

Bedroom Two

9'10" x 8'1" (9'1" recess) (3.02 x 2.47 (2.78 recess))

With a double glazed window to the rear aspect, providing a view over rooftops of the church spire. Floor to ceiling fitted wardrobe with hanging rail and slatted shelving. Radiator.

Outside

The Garden to the front of the property is laid to lawn with hedge and shrub filled borders, encompassed by a red brick wall and metal fencing. Driveway parking for one vehicle and a pedestrian pathway leads to the side access.

The Garden to the rear of the property is accessed via the side access. Predominantly laid to lawn with a powered timber shed and stepping stones leading to a paved seating area. The Garden is encompassed by timber fencing and mature hedges.

Council Tax Band

We understand that this property is council tax band B.

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

Directions

From our Malvern Office, head south on Worcester Rd/A449 towards St Ann's Rd, Continue to follow A449, Slight left onto Church St/B4211, At the roundabout, take the 1st exit onto Pickersleigh Rd/B4208, Turn right onto Lower Chase Rd and the Destination will be on the left.



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