Denny & Salmond

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Residential Sales & Letting Agents

27 Brackenhurst

Malvern, WR14 1EL

Located close to the shops and facilities of Malvern Link and within easy reach of the local Doctors surgery, this terraced retirement bungalow is suitable for persons over 55 years of age and has the benefit of an emergency alarm call system. Briefly comprising: entrance porch, living room, fitted kitchen, two bedrooms and shower room. The property has the additional benefit of replacement double glazing, an garage en bloc and residents parking. Offered for sale with no onward chain - an internal viewing is strongly advised.

£175,000

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Entrance Vestibule

UPVC double glazed entrance door leads into the Entrance Vestibule with quarry tiled flooring, useful storage cupboard with light and power and further part glazed door into:

Entrance Hall

Telephone point, full height cloaks cupboard and door to:

Living Room

15'10" x 10'5" (4.83 x 3.19)

Double glazed window to front, TV aerial point, wall mounted panel heater, Tynetech emergency call alarm and wooden Adams style fireplace with marble inset and hearth with electric Dimplex log effect stove.

Kitchen

7'0" x 8'6" (2.14 x 2.60)

The Kitchen has been refitted with a range of cream shaker style base and eye level units with a wood effect work surface and tiled splash backs. Stainless steel sink unit with easy turn taps and swan neck mixer tap. Plumbing for washing machine, space for fridge, integrated eye level double oven and four ring electric hob with glass splash back and extractor hood above. Expelair fan, double glazed window overlooking the attractive communal gardens, Dimplex electric heater and walk-in pantry with shelving.

Inner Hallway

From the living room a door leads to the inner hallway with doors to both bedrooms and shower room, hatch to loft space and airing cupboard with tank and shelving.

Bedroom One

8'0" x 12'11" (2.46 x 3.95)

The main bedroom is fitted with a range of built in furniture comprising triple wardrobe and over bed storage, wall mounted electric heater and double glazed window to side.

Bedroom Two

9'7" x 9'4" (2.94 x 2.87)

Double glazed window to front, electric panel heater.

Shower Room

The shower room is fitted with a large glazed shower cubicle with mains shower within, pedestal wash hand basin, low-level WC, extensive wall and floor tiling and obscure double glazed window to front. Dimplex convector heater, additional heated towel rail, shaver point and light.

Outside

The property is set amidst attractive Communal gardens with a pleasant seating area and central water feature.

This property has the benefit of an allocated garage and residents parking.

Garage

Single garage with up and over door.

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.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

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.

Directions

From our office in Worcester Road proceed in the direction of Worcester, passing through 3 sets of traffic lights and through Malvern Link. Turn right onto Ranelagh Road and then right into the parking area for Brackenhurst.

Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 25th March 1988. We understand that there is a maintenance charge of £95.77 per calendar month. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Agents Note

We are led to believe that our client of the above property has made a formal application for probate. Should any interested party proceed with the purchase of this property, then the conveyancing process can commence however, please note the sale cannot complete until probate has been finalised and granted.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=kIrIl2ZwsgM

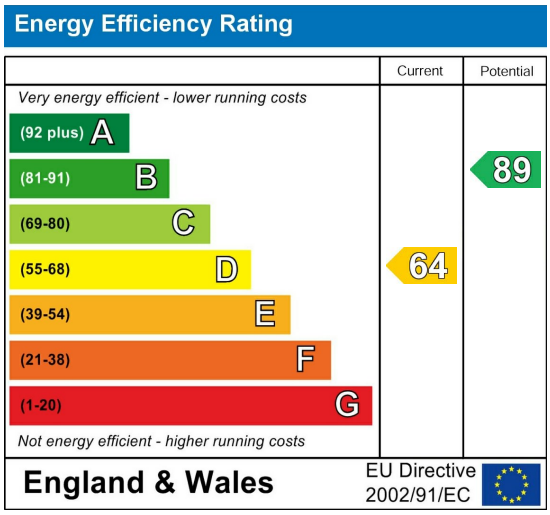
Floor Plan

Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)

Total area: approx. 51.5 sq. metres (554.7 sq. feet)

For illustrative purposes only. Not to scale. Measurements are approximate.
Plan produced using The Mobile Agent.



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.

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