



## 40 Redland Road, Malvern, WR14 1LY

**Guide Price £210,000**

This three bedroom Victorian mid terraced property is situated in a popular residential location and close to the shops, station and amenities of Malvern Link. The accommodation in brief comprises: entrance porch, entrance hall, living dining room, kitchen, conservatory, rear hall and downstairs bathroom. Whilst to the first floor are three bedrooms and to the rear of is a timber pergola in the private courtyard garden. With gas central heating, this property would benefit from some improvements and is offered property for sale with no onward chain.

### **Entrance Porch**

A part glazed door leads into the Entrance Porch with ceramic tiled flooring and a further double glazed door opens into the Entrance Hall.

### **Entrance Hall**

With Ceramic tiled flooring, door to the Living Dining Room and stairs rise to the First Floor. Radiator and dado rail.

### **Living Dining Room**

#### **Dining Area 12'5" x 12'1" (3.8m x 3.7m)**

The Dining Area has double glazed sliding doors opening to the Conservatory, door to the Kitchen and a further door to the generous understairs storage cupboard. Coving to ceiling, dado rail, radiator and archway opening to the Living Area.

#### **Living Area 12'9" x 11'1" (3.9m x 3.4m)**

With double glazed box window to the front aspect, open chimney with tiling, Upright radiator, coving to ceiling and dado rail.

#### **Conservatory 10'6" x 6'10" (3.21m x 2.1m)**

From the Dining Area, double glazed sliding door opens to the Conservatory. Of brick and UPVC double glazed construction under a pitched polycarbonate roof, French doors open to the rear garden. With power, lighting, radiator and tiled flooring.

#### **Kitchen 10'5" x 7'11" (3.2m x 2.43m)**

The Kitchen is fitted with a range of light grey gloss, base and eye level units with working surface and tiled splashback. Stainless steel sink unit with drainer and mixer tap, space and plumbing for a washing machine and space for a further undercounter appliance. Single electric oven with four point electric hob and extractor above. Radiator, window to the side aspect and access into the Rear Hall.

### **Rear Hall**

Door to the Bathroom and door to the rear garden. Tiled flooring.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Fully tiled walls, obscured double glazed window to the rear aspect, extractor and chrome "ladder" style radiator.

### **First Floor Landing**

From the Entrance Hall the staircase rises to the First Floor Landing with doors off to all Bedrooms, access to loft space via a hatch, doors to an Airing Cupboard housing Worcester combination boiler with slatted shelving below for storage. Window to ceiling.

#### **Bedroom One 14'11" x 10'5" (4.55 x 3.19)**

Two double glazed windows to the front aspect, radiator.

#### **Bedroom Two 12'6" x 9'2" (3.82m x 2.8m)**

Double glazed window to the rear aspect, radiator.

#### **Bedroom Three 10'5" x 8'2" (3.2m x 2.5m)**

Double glazed window to the rear aspect, radiator.

### **Outside**

To the front of the property is an enclosed fore garden with entrance gate and raised shrub border.

The rear garden is paved for ease of maintenance with a timber pergola. The garden is enclosed by timber fencing with gated access to a rear pedestrian walk way.

### **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.

### **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**

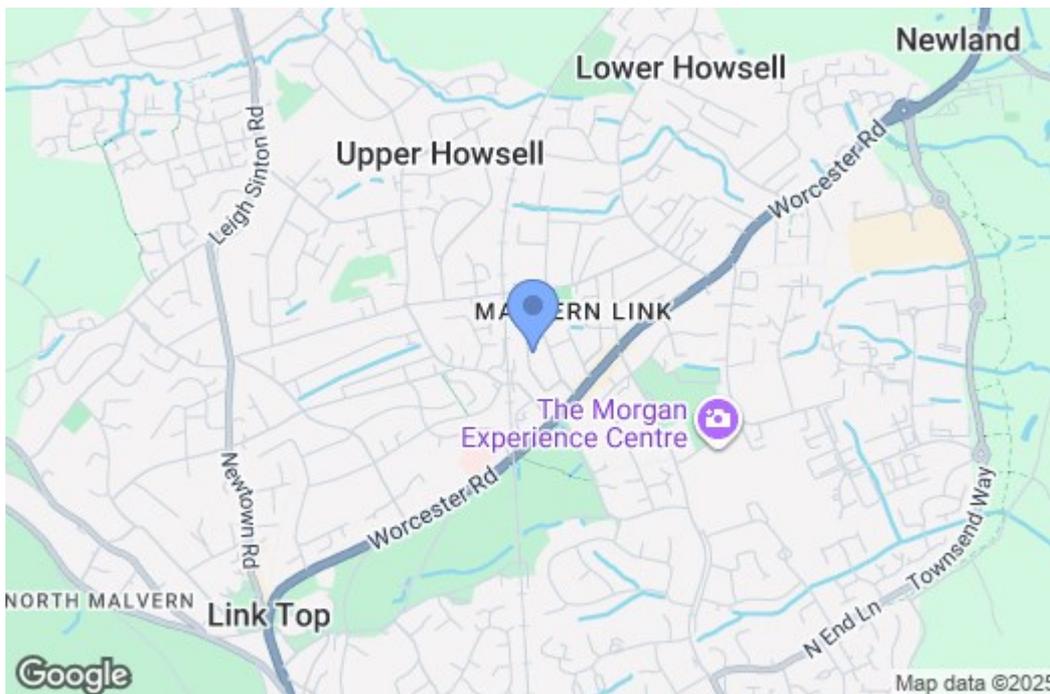
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### **Money Laundering Regulations**

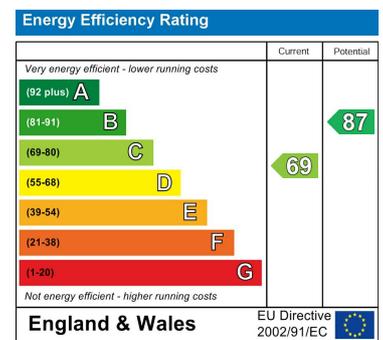
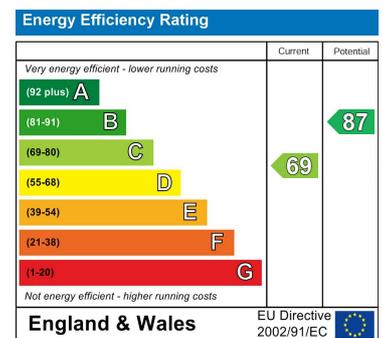
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.