Denny & Salmond

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Residential Sales & Letting Agents

20 Jamaica Road

Malvern, WR14 1TU

In need of some updating, this semi-detached property is located within a popular residential area close to local amenities to include, local schools, shops, pubs and more. In brief the accommodation comprises Reception Hall, Living Room, Kitchen, Dining Room, Store Room and Gardeners WC. Whilst to the first floor are Three Bedrooms, Separate WC and Bathroom. With enclosed rear gardens and driveway parking, this property offers plenty of potential for extension and is offered for sale with no onward chain.

£245,000

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Reception Hall

Part glazed entrance door opens to the Reception Hall with stairs rising to the First Floor Landing with a double glazed window to the side aspect. Wood flooring throughout, door to the meter cupboard housing the wall mounted consumer unit. Opening to the Kitchen and door to:

Living Room

13'1" x 10'11" (4.00 x 3.33)

Large double glazed window to the front aspect, radiator and open log burner with tiled mantle, hearth and surround.

Kitchen

8'4" x 8'3" (2.56 x 2.52)

Fitted with a range of base and eye level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap and space for a slot in oven. Space and plumbing for a washing machine, space for a further undercounter appliance. Door to a large understairs storage cupboard and door to the pantry cupboard. Tiled flooring throughout, door to the Dining Room and door to the outside passage.

Dining Room

10'11" x 9'6" (3.33 x 2.91)

Tiled flooring, radiator, door to a useful storage cupboard and double glazed French doors opening to the Garden.

Store Room

Part glazed door opens to the brick built Store Room with a door to the storage cupboard, door to the Cloakroom and door out to the Garden.

Gardeners WC

Fitted with a high flush WC and single glazed window to the side aspect.

First Floor Landing

Stairs rise to the First Floor Landing with a double glazed window to the side access and doors off to all rooms. Access to loft space via hatch.

Bedroom One

10'3" x 11'10" (3.13 x 3.63)

A spacious room with double glazed window to the front aspect, radiator and door to a large fitted wardrobe with shelving and hanging rail.

Bedroom Two

9'10" x 11'11" (3.00 x 3.64)

Double glazed window to the rear aspect overlooking the Garden, radiator and door to the Airing cupboard housing slatted shelving.

Bedroom Three

7'1" x 9'6" (2.17 x 2.92)

Double glazed window to the front aspect, radiator and bulkhead of stairs.

Cloakroom

Fitted with a low flush WC, tiled flooring and double glazed obscure window to the side aspect.

Bathroom

Fitted with a white suite comprising panel bath with electric shower over and wash hand basin with cupboards below. Radiator, extractor fan and double glazed obscured window to the rear aspect.

Outside

The fore garden is laid to lawn with paved parking for two vehicles and a pathway leads to the gated side access.

To the rear of the property is a generous lawned garden with a paved seating area adjoining to the property. A pathway leads to an additional paved seating area with raised beds. The garden is encompassed by timber fencing with gated side access.

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.

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

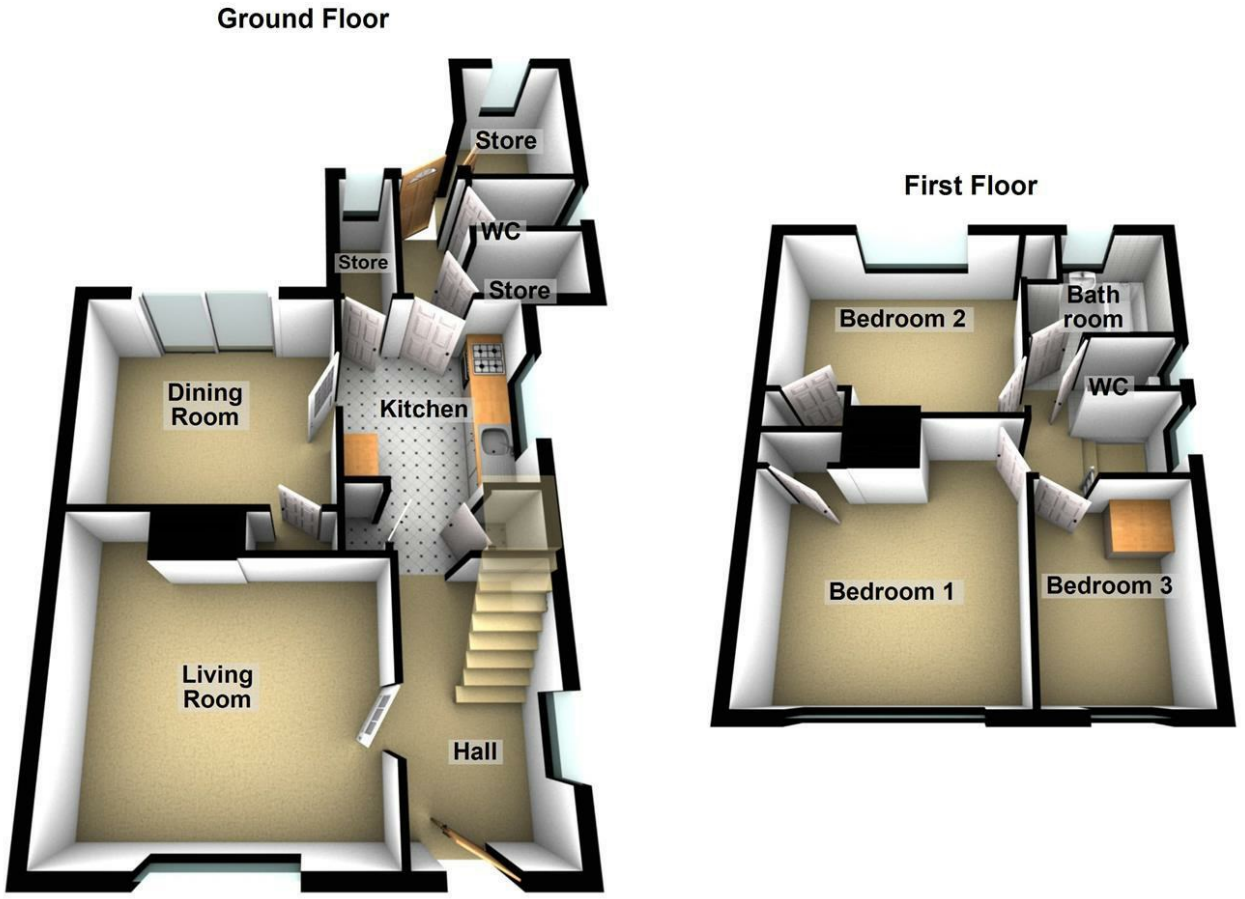
Disclosure

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.

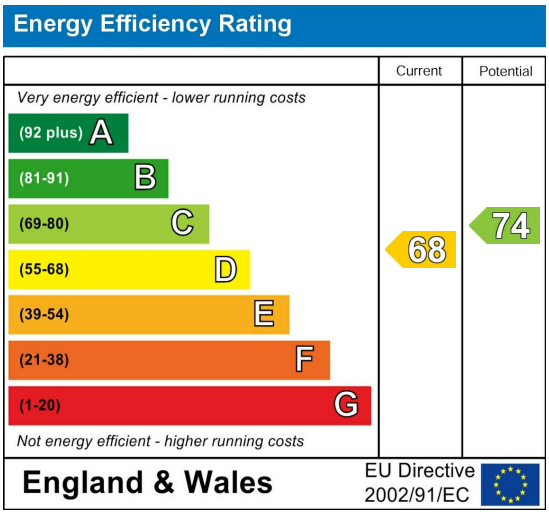
Freehold

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.

Floor Plan



20 Jamacia Road, Malvern



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