

## 9 Russell Drive

Malvern, WR14 2LE

Located in a popular residential area and within walking distance to the local amenities of Malvern Link, this two bedroom Detached Bungalow has accommodation which comprises of: Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Utility, Two Bedrooms and Shower Room. One of the standout features of this property is the corner plot position with front and rear gardens and gated driveway parking for several vehicles. This property further benefits from gas fired central heating and double glazing throughout. This property is offered for sale with no onward chain. EPC Rating D.

**Guide Price £325,000**

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### Entrance Porch

Part glazed entrance door opens into the Entrance Porch with lighting and obscured double glazed door to the Entrance Hall.

### Reception Hall

A spacious Reception Hall with doors off to all rooms, coving to ceiling and radiator. Door to storage cupboard currently housing shelving, hanging rail and wall mounted consumer unit. Double doors to the Airing cupboard housing slatted shelving.

### Living Room

20'10" x 11'10" (6.36 x 3.62)

A particular feature of this room is the electric fire, inset with limestone surround and hearth. Coving to ceiling, dual aspect double glazed windows to the rear and front aspects. Two radiators and double glazed French doors opening to the Conservatory.

### Conservatory

8'2" x 5'11" (2.50 x 1.82)

Upvc constructed conservatory on a brick base currently used as a Dining Room, double glazed windows to the rear, side and front aspect providing views of the rear garden. Double glazed door opening to the rear garden.

### Kitchen

10'9" x 10'5" (3.29 x 3.20)

Fitted with a range of base and eye level units with working surfaces and tiled splash back. Integrated single electric oven, four ring electric hob and extractor above. One and a half ceramic sink unit with drainer and swan neck mixer tap. Space for an undercounter appliance, radiator and door to the pantry cupboard with shelving. Double glazed window to the rear aspect and glazed door opening to the:

### Utility / Dining Room

13'2" x 6'7" (4.02 x 2.03)

Upvc constructed conservatory with an atrium roof and double glazed windows to the side and rear aspects. Fitted with base level units and composite one and a half sink unit with drainer and mixer tap. Space and plumbing for two undercounter appliances, radiator, tiled flooring and double glazed door opening to the rear Garden.

### Bedroom One

13'10" x 10'10" (4.22 x 3.32)

A spacious room with coving to ceiling, two radiators and large double glazed window to the front aspect

### Bedroom Two

10'11" x 9'9" (3.34 x 2.98)

A bright room with coving to ceiling, radiator and double glazed window to the rear aspect.

### Shower Room

Fitted with a white suite comprising low flush WC and vanity unit with wash hand basin, mixer tap and cupboards below. Corner shower cubicle

with glazed screen and electric shower. Wall mounted towel rail, radiator, extractor fan, tiled walls and wall mounted mirror cabinet. Double glazed obscured window to the side aspect. Access to the partially boarded loft via hatch and drop down ladder, the boiler is located in the loft.

### Outside

To the front of the property, is brick herringbone driveway, providing parking for numerous vehicles leading to the garage and gated side access to the rear garden. The fore garden is laid to lawn for ease of maintenance, with mature shrubs and trees behind a low brick wall, a paved path leads to then Entrance Porch.

The garden to the rear of the property is laid to paving and stone for ease of maintenance, with a variety of flower and shrub filled beds. A paved path leads around the side garden with additional paved areas and a decorative stone and slate feature. Water tap, outside lighting and two Upvc doors to outbuildings, currently being used for storage.

### Garage

13'10" x 8'10" (4.23 x 2.70)

### Council Tax Band

We understand that this property is council tax band D

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.

### 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

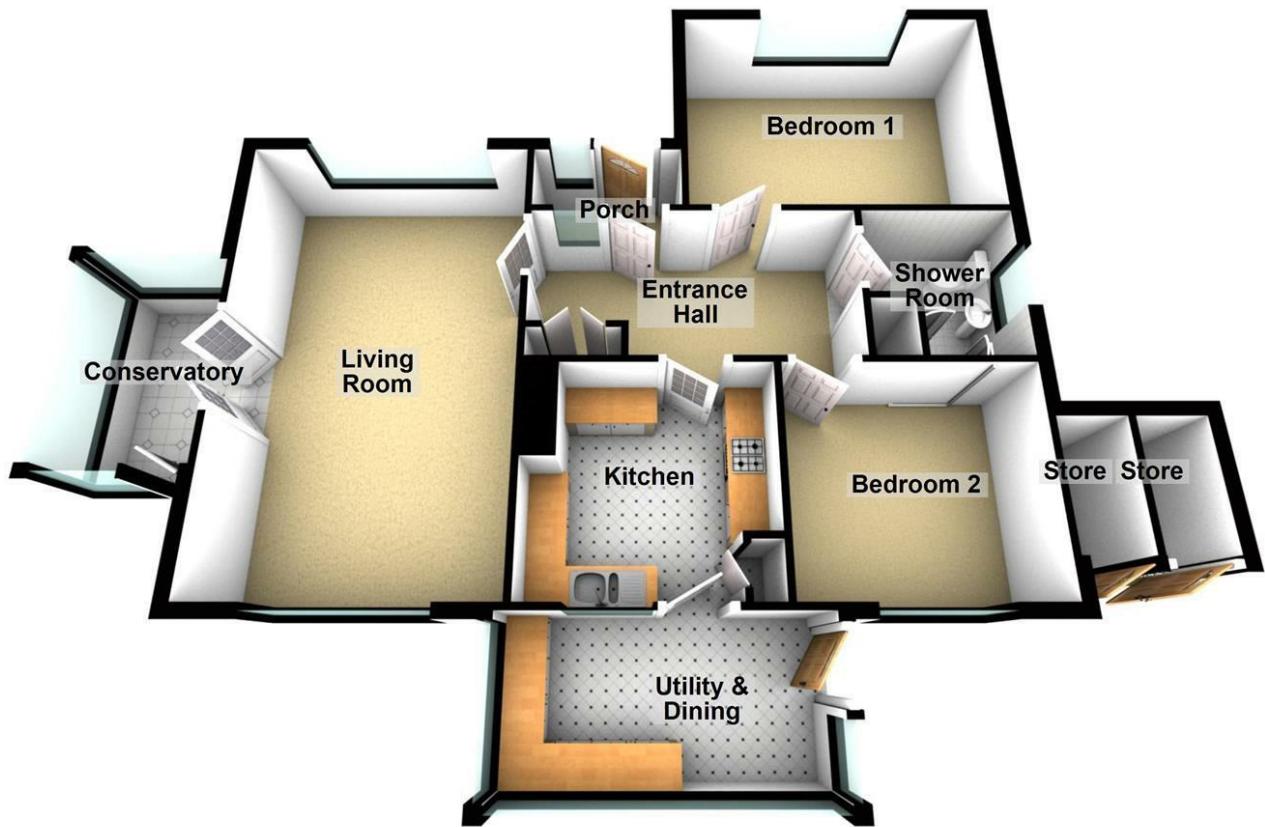
### Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=AOPA7A1Ql80>



## Floor Plan

### Ground Floor



**9 Russell Drive, Malvern**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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