



68 Cotswold Road Malvern, WR14 2QE

Located not far from Barnards Green, Cotswold Road is a popular residential area close to local amenities, schools and transportation links. This semi-detached house briefly comprises a spacious Entrance Hall, Living Room, Kitchen, Dining Room, WC, Rear Porch and Utility whilst to the first floor are three Bedrooms, Bathroom and access to a generous loft space.

With parking for at least three vehicles, gas central heating and double glazing, this semi detached home is offered for sale with no onward chain.

Offers In The Region Of £290,000

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Entrance Hall

Part glazed entrance door opens into the Entrance Hall with stairs rising to the first floor landing and double glazed window to the front aspect. Understairs storage cupboard housing the electric meter. Radiator, wood effect flooring and doors to the Living Room and Kitchen.

Living Room

12'5" x 11'5" (3.80m x 3.48m)

Glazed Door opens into the Living Room with a double glazed window to the rear aspect, radiator and Morso log burner (with a soot door for easy access chimney sweep) with slate hearth.

Kitchen

12'10" x 8'5" (3.93m x 2.59m)

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled splashback. Four ring gas hob and eye level electric Bosch double oven. One and a half stainless steel sink unit with drainer and mixer tap. Space and plumbing for a dishwasher and space for an additional tall appliance. Breakfast bar with additional eye level units and radiator. Back door, part glazed and lockable, opening into a Utility area, WC and Rear Porch.

Dining Room

11'4" x 9'5" (3.47m x 2.89m)

From the Kitchen, door opens to the Dining Room with wood effect flooring and double glazed window to the rear aspect.

Utility

maximum measurements 11'2" x 5'2" (maximum measurements 3.42m x 1.58m)

With power and lighting, this generous Utility area is fitted with base and eye level units, radiator and wall mounted Baxi boiler. Space and plumbing for a washing machine and space for a further appliance. Double glazed window to the front & rear aspect. Doors to the WC, front drive way, door to the side garden and a further door to the Rear Porch.

WC

Fitted with a low flush WC and obscured double glazed window to the rear aspect.

Spacious Rear Porch

11'11" x 7'1" (3.65m x 2.17m)

Accessed from the Utility, with dual aspect double glazed windows, lighting and glazed door opening to the Garden.

First Floor Landing

Stairs rise to the First Floor landing with a double glazed window to the front aspect. Doors off to all Bedrooms and Bathroom and access to loft space via hatch and drop down ladder.

Loft Space

20'6" x 10'1" (6.26m x 3.09m)

Accessed via a drop down ladder this spacious loft space is boarded and carpeted with power, lighting, radiator and a single glazed Velux window. Numerous storage cupboards to the eaves and fitted cupboards with hanging rails.

Bedroom One

12'4" x 11'5" (3.78 x 3.49)

Double glazed window to the rear aspect with views towards the Severn Valley. Radiator and fitted cupboards housing the water tank and slatted shelving.

Bedroom Two

11'5" x 9'6" (3.50 x 2.91)

Double glazed window to the rear aspect providing views towards the Severn Valley, wood effect flooring and radiator.

Bedroom Three

9'4" x 8'6" (2.87 x 2.61)

Double glazed window to the side aspect, radiator and wood effect flooring.

Bathroom

The Bathroom is fitted with a white suite comprising of a 'P' shaped panel bath with mixer tap, glazed screen, tiled walls and electric shower over. Vanity unit with sink inset, cupboards below and concealed system low flush WC. Wall mounted mirror unit with lighting and shaver socket. "Ladder" style radiator and two obscured double glazed windows to the front aspect.

Outside

Encompassed by red brick wall and timber fencing, the front of the property offers parking for at least three vehicles, gated side access and door opening to the utility. There is a raised corner flower bed with numerous mature shrubs and trees.

Gated side access leads to the generous patio area with log store. There is a picket fence line that leads onto the paved pathway around to the rear of the property with steps down to the lawn and additional paved patio and storage shed. A further pathway leads along the edge of the lawn to an additional storage shed and a variety of mature shrubs, hedges and trees, including a productive pear tree and mature acer. The Garden is encompassed by hedges and timber fencing.

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

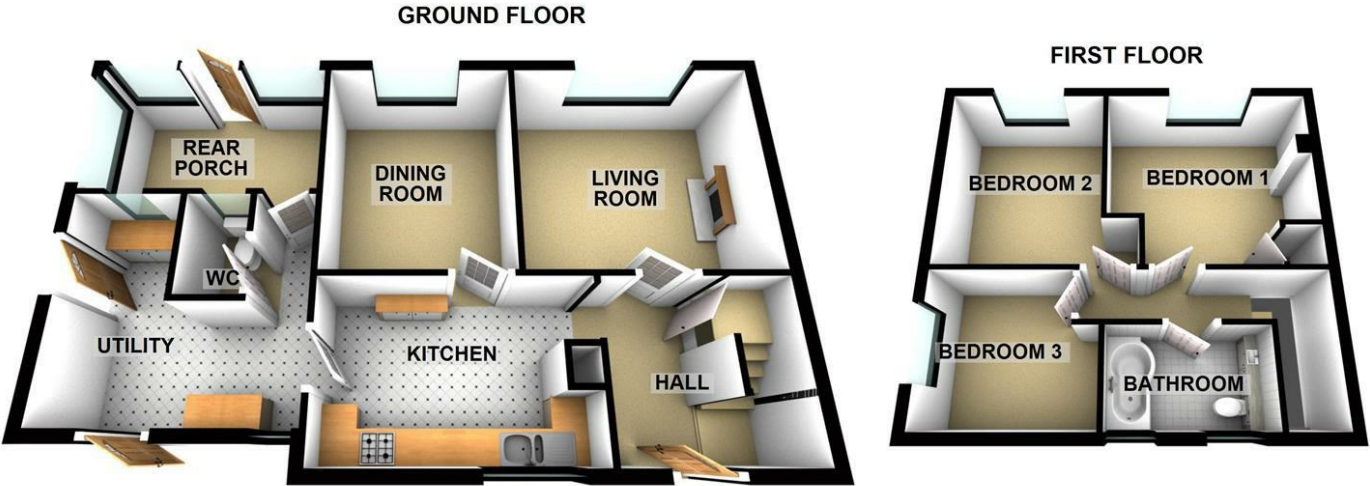
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Directions

From the offices of Denny and Salmond proceed towards Church Street, follow the road straight along and turn left into Madresfield Road. Approximately half way along the road turn right into Cotswold Road follow the road along and the property will be found at the end of Cotswold Road on the right hand side as indicated by the agent's board.



Floor Plan



68 COTSWOLD ROAD, MALVERN

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	