



97 Oakfield Road Malvern, WR14 1DT

Situated in a popular residential area this three bedroom detached bungalow requires full updating. Within walking distance to the many amenities of Malvern link this property also benefits from a generous corner plot with a beautifully maintained wrap around Garden.

The accommodation briefly comprises Reception Hall, Living Dining Room, Kitchen, Utility Store Room, Gardeners WC, Three Bedrooms, and a Bathroom. The property further benefits from double glazing, electric heating, double garage and enclosed gardens. This property is ideal for someone seeking a project with ample outdoor space. Offered for sale with no onward chain.

£295,000

97 Oakfield Road

Malvern, WR14 1DT



Reception Hall

Part glazed door opens to the Reception Hall with doors off to all rooms. Heating vents.

Living Dinning Room

Spacious and light 'L' shaped room.

Dining Area

12'3" x 8'9" (3.74 x 2.69)

Double glazed window to the front aspect, coving to ceiling, heating vents, door to the Kitchen and opening to the Living Area.

Living Area

17'10" x 12'11" (5.46 x 3.94)

This light and bright room offers ample space with large double glazed French doors opening to the Garden and a double glazed window to the rear aspect. Coving to ceiling, inset gas fire with tiled mantle, hearth and surround. Heating vents.

Kitchen

Fitted with a range of wooden base and eyelevel units with working surfaces. Stainless steel sink unit with drainer, mixer tap and tiled splashback. Electric oven with four ring hob, space for an undercounter appliance, and door to a large pantry. Door to a cupboard currently housing the electric heating boiler and door to the Airing cupboard. Double glazed window to the rear aspect and part glazed door to the Utility Store Room and Gardeners WC.

Utility Store Room

From the Kitchen, part glazed door opens to the Utility Store Room with space and plumbing for two undercounter appliances, shelving and gas and electric meters. Double glazed window to the front aspect, door to the WC and door to the Garden.

Gardeners WC

Fitted with a low flush WC, tile effect flooring and double glazed window to the rear aspect.

Bedroom One

11'11" x 13'6" (3.64 x 4.14)

A spacious room with dual aspect double glazed windows to the side and front aspect. Coving to ceiling, electric night storage heater and doors to large fitted wardrobe with hanging rail and shelving,

Bedroom Two

11'11" x 8'7" (3.64 x 2.62)

Large double glazed window to the rear aspect overlooking the beautifully maintained Garden. Heating vents and doors to large fitted wardrobe with hanging rail and shelving.

Bedroom Three

8'5" x 6'10" (2.58 x 2.09)

Double glazed window to the side aspect, heating vent, door to fitted wardrobe with shelving and hanging rail and access to loft space via hatch.

Bathroom

Fitted with a colored suite comprising low flush WC, pedestal wash hand basin and panel bath with tiled walls and electric shower over. Large double glazed obscured window to the rear aspect.

Outside

To the front of the property is paved parking for two vehicles, with access to the double garage and passage way to the rear Garden.

A key feature of this property is the well maintained wrap around Garden with numerous mature shrubs, trees and plants. A paved seating area can be found to the side of the property, taking advantage of the tranquil and peaceful setting. There is also a greenhouse and additional paved area to the back of the property. The Garden is encompassed by mature hedging and trees.

Garage

15'4" x 17'7" (4.68 x 5.37)

Double garage with up and over door.

Council Tax Band

We understand that this property is council tax band E.

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

Agents Note

Please note this property is awaiting probate, which has been applied for. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.



Floor Plan

Ground Floor



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		
(55-68) D		
(39-54) E	41	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC