Denny & Salmond

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Residential Sales & Letting Agents

15 Sling Lane

Great Malvern, WR14 2TU

Located in the popular residential area of Great Malvern and conveniently located to all the amenities the town has to offer, including shops, pubs, restaurants, train station and cafes. Situated on a generous corner plot this two bedroom end terrace house has accommodation comprising in brief; Entrance Porch, Entrance Hall, Living Dining Room, Kitchen, Two Bedrooms and Bathroom. The property further benefits from gas central heating, parking for two vehicles and a generous Garden with an En-Bloc Garage. Offered for sale with no onward chain. EPC rating D

£250,000

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Entrance Porch
Single glazed door opens to the Entrance Porch with tiled flooring, lighting and power. Glazed windows to the front and side aspects with a part glazed door to the Entrance Hall.

Entrance Hall
With stairs rising to the First Floor Landing, door to understairs storage cupboard, wall mounted consumer unit, tiled flooring, radiator and opening to:

Living Dining Room
16'6" x 11'11" (5.05 x 3.64)
Spacious "L" shaped room with wooden flooring and underfloor heating throughout.

Living Area
11'11" x 10'6" (3.64 x 3.21)
Double glazed window to the rear aspect and opening to the Kitchen.

Dining Area
8'4" x 6'9" (2.56 x 2.06)
A light and bright Dining Area with space for a dining table and a double glazed obscured window to the front aspect, double glazed doors opening to the Garden. Radiator.

Kitchen
10'4" x 7'5" (3.14 x 2.27)
Fitted with a range of cream fronted base and eye level units with wood effect working surfaces over and tiled splashbacks. Double electric oven with four ring gas hob and extractor canopy over, one and a half ceramic sink unit with drainer and mixer tap. Space and plumbing for a washing machine and additional under counter appliance, further space for a tall appliance. Double glazed window to rear aspect, radiator and tiled flooring throughout.

First Floor Landing
Stairs rise to the First Floor Landing with doors off to all rooms and doors to the airing cupboard housing the Worcester Bosch Boiler and slatted shelving. Access to loft space via hatch.

Bedroom One
10'5" x 9'5" (3.18 x 2.88)
A spacious room with mirror fronted fitted wardrobes currently housing hanging rail and shelving. Radiator and double glazed window to the rear aspect.

Bedroom Two
10'4" x 9'5" (3.15 x 2.88)
A bright room with double glazed window to the rear aspect and radiator.

Bathroom
6'10" x 5'9" (2.09 x 1.76)
Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with glazed screen with mains shower over and tiled walls. Tile effect flooring, 'Ladder' style radiator, extractor fan to ceiling and double glazed obscured window to the front aspect.

Outside
To the front of the property is hardstanding parking for two cars and a paved path to the gated side access.

The Gardens to the rear and side are enclosed by timber fencing and mainly laid to lawn, with a patio area extending from the property. Paved pathway leads to an enclosed graveled area and the large timber shed which has power and lighting. There is a further seating area laid to bark with timber edging. The garden further benefits from a greenhouse, brick built barbeque, external tap and light.

Access via a path adjacent to number 23, there is an en-bloc garage to the rear.

Directions
From our office in Worcester Road proceed onto Church Street. At the traffic lights continuing straight across the traffic lights then taking, the third road on the left into Albert Road North. Sling Lane is the first road on the right and the property can be found on the left hand side as indicated by our agent's TO LET board.

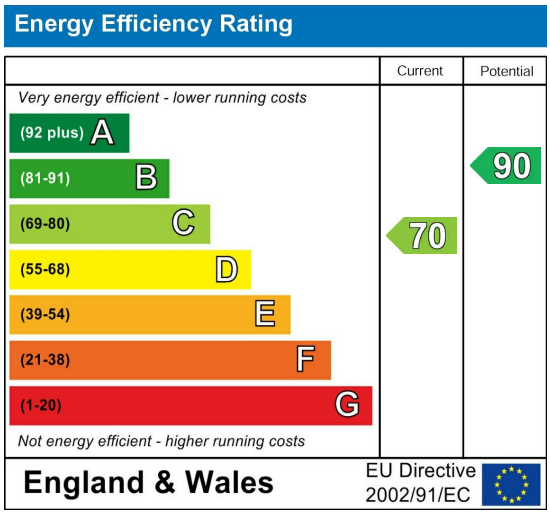
Council Tax
We understand that this property is council tax band B.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

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

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



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