



20 Bramble Close Malvern, WR14 2UW

Located in a popular residential area and close to amenities, this delightful semi-detached house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a well equipped kitchen living room with door opening out to the private rear garden and two well-proportioned bedrooms, making it perfect for small families or professionals looking for a comfortable living space.

The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away. With tandem parking for several vehicles and is offered for sale with no onward chain.

£245,000

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Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to the Living Room and Kitchen and stairs rise to the First Floor. Wall mounted electric consumer unit, radiator and space under the stairs for storage.

Kitchen

11'5" x 6'2" (3.5m x 1.9m)

The Kitchen is fitted with cream gloss, base and eyelevel units with working surfaces and tiled splashback. Electric oven, four ring gas hob with extractor above. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and space for a further tall appliance. Radiator, double glazed window to the front aspect and extractor.

Living Room

13'0" x 12'7" (3.97m x 3.85m)

The Living Room at the rear of the property benefits from double glazed French doors opening out to the private rear garden. Electric "coal" effect fire with hearth and surround, radiator and door to an understairs storage cupboard.

First Floor

From the Entrance Hall, stairs rise to the First Floor. With double glazed window to the side aspect and doors to both Bedrooms and Bathroom.

Bedroom One

12'9" x 9'6" (3.9m x 2.9m)

A spacious Bedroom with double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Bedroom Two

8'10" x 9'2" widening to 12'9" (2.7m x 2.81m widening to 3.9m)

Two double glazed windows to the front aspect, radiator and door to the Airing Cupboard housing Worcester combination boiler and slatted shelving for storage.

Bathroom

The Bathroom is fitted with a white suite comprising, pedestal wash hand basin, low flush WC and partially tiled walls. Panel bath with shower over fully tiled walls around.

Chrome "ladder" style radiator, extractor to ceiling and access to roof space via hatch.

Outside

From the Living Room stepping out to the rear garden with a patio area adjoining the property, hardstanding for a shed and a low wall with steps leading to the lawned area. The garden is encompassed by timber fencing with gated side access to the driveway parking and the fore-garden.

The fore-garden is predominantly laid to lawn with tandem style parking for several vehicles.

Council Tax Band

We understand that this property is council tax band C. 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.

Freehold

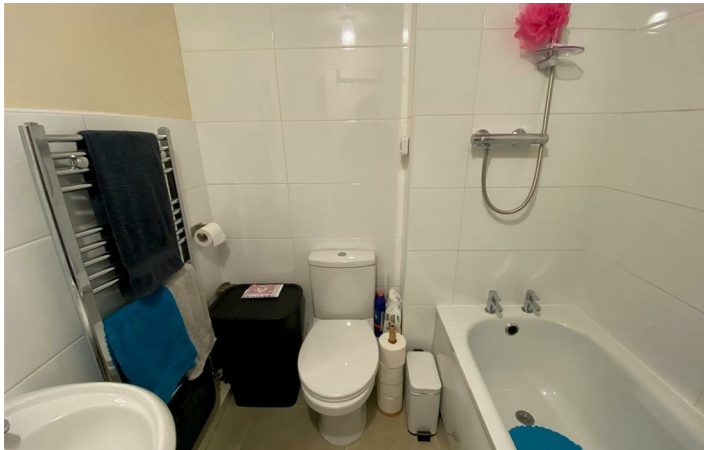
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

