Denny & Salmond

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Residential Sales & Letting Agents

8 Alicante Close

Malvern, WR14 2SH

Alicante Close is located in a popular residential area and is within walking distance to a number of amenities, including a doctors surgery. With front and rear beautifully maintained gardens, the accommodation briefly comprises, entrance vestibule and open plan living kitchen, whilst to the first floor is a double bedroom and shower room. The current owner has recently installed new storage heaters, loft insulation and solar panels making this property EPC rating A. This mid terrace property also benefits from being situated at the end of a cul-de-sac with allocated parking for one vehicle and views of the Malvern Hills.

Guide Price £188,000

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Entrance Vestibule

Part glazed Upvc entrance door opens into the Entrance Vestibule. Wall mounted consumer unit and doors to a large storage cupboard with shelving.

Open Plan Living Kitchen

15'9" x 13'8" (4.82 x 4.18)

Kitchen

The Kitchen is fitted with a range of eye and base level high gloss light grey units, with working surfaces above. Double electric oven with four ring ceramic hob, splashback and extractor above, integrated undercounter fridge and freezer. Stainless steel sink unit with drainer and undercounted washer dryer, double glazed window to the front aspect and wood effect flooring throughout.

Living Area

The bright Living Area has large double glazed sliding door, opening to the well maintained rear garden. Stairs rise to the First Floor, newly fitted storage heater, TV point and continuation of the wood effect flooring from the Kitchen.

First Floor Landing

From the Living Area stairs rise to the first floor with doors off to the the Bathroom, Double Bedroom, and storage cupboard housing the immersion heater water tank and slatted shelving. Access to the partially boarded and fully insulated loft space via hatch, newly fitted storage heater and double glazed window to the front aspect

Double Bedroom

10'9" x 10'7" (3.29 x 3.23)

A light and airy double bedroom with a large double glazed window to the rear aspect, providing stunning views of the Malvern hills. Newly fitted storage heater, door to a fitted wardrobe with slatted shelving and hanging rails.

Shower Room

The Shower Room is fitted with a white suite comprising low flush WC, pedestal wash hand basin and corner shower tray with glazed screen and electric shower over. Wall mounted mirror cabinet, shaver socket, newly fitted "ladder "style radiator and extractor. Fully tiled walls and obscured double glazed window to the front aspect.

Outside

A pedestrian pathway provides access to the property.

The pretty fore-garden is predominantly laid to lawn with a flower filled corner bed, low box hedging and a useful timber bike and bin store. The garden is encompassed by picket fencing with a paved pathway leading to the entrance door

The westerly facing rear garden is beautifully maintained, predominantly laid to lawn with numerous flower filled beds and a paved seating area adjoining the property. Stepping stones lead to the timber storage shed. Timber fencing and flower filled boarders encompass the garden.

Solar Panels

The property further benefits from recently installed solar panels, which are owned. Our client advises us that surplus energy is sold back to the grid and the property benefits from reduced electricity bills.

Council Tax Band

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

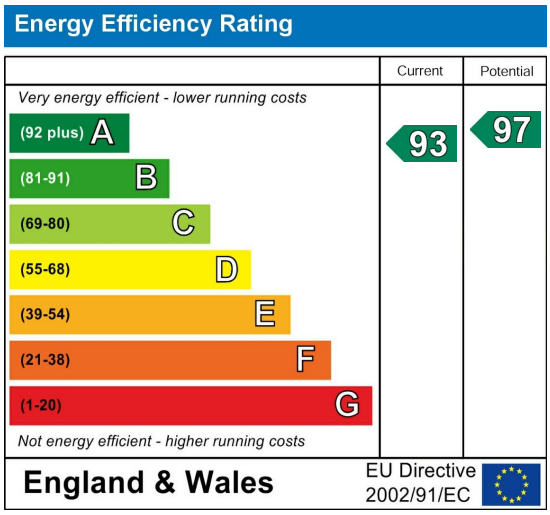
Money Laundering Regulations

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

Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet:- https://youtu.be/0axtGh_FhaQ?

Floor Plan



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