Denny & Salmond

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Residential Sales & Letting Agents

159 Pound Bank Road

Malvern, WR14 2PA

Situated with easy reach of local amenities and bus route, this mid terraced home enjoys well proportioned accommodation, a generous garden plot and an aspect towards the Malvern Hills.
In brief, the accommodation comprises entrance hall, living room, dining kitchen, two double bedrooms and bathroom. Further benefits include gas central heating, double glazing and off road parking. Offered for sale with no onward chain, viewing is via the Agents.

£190,000

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Entrance Porch

A canopy Entrance Porch with outside light leads to the part glazed upvc entrance door with glazed side panel.

Entrance Hall

Radiator, staircase rising to the First Floor and doors to both the Living Room and Dining Kitchen.

Living Room

15'5" x 10'5" (4.70m x 3.18m)

A pleasant room with double glazed window to front and French doors leading to the decked seating area adjoining the rear of the property. Radiator, TV point and built in timber desk.

Dining Kitchen

15'5" max x 10'6" max (4.70m max x 3.20m max)

The Kitchen area is fitted with a range of base and eye level units with work surfaces, tiled splashbacks and stainless steel sink unit with mixer tap. Integrated electric oven, four burner gas hob and extractor hood above. Plumbing for washing machine, under stairs cupboard and further walk in storage cupboard. Double glazed window and part glazed door leading to the rear garden.

The Dining area has wood panelling to half height, radiator ,space for a fridge/freezer and double glazed window to front.

First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with double glazed window to rear, hatch to loft space and doors to all rooms.

Bedroom One

15'5" x 10'5" (4.70m x 3.18m)

Double glazed windows to front and rear, taking full advantage of a view towards the Malvern Hills. Built in linen storage cupboard and wardrobes with full height storage and connected dressing table. Radiator.

Bedroom Two

10'6" x 9'6" (3.20m x 2.90m)

Double glazed window to front, radiator and over stairs storage cupboard housing Glow Worm combination gas central heating boiler.

Bathroom

6'7" x 5'5" (2.01m x 1.65m)

The Bathroom is fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Extensive tiling to walls, radiator and obscured double glazed window to rear.

Outside

To the front of the property is an enclosed fore garden which is laid to lawn and has a pedestrian pathway leading to the Entrance Porch.

There is driveway parking with wrought iron gates.

The rear garden is generous in size and enjoys an outlook towards the Malvern Hills. Adjoining the rear of the property is a decked seating area which leads to a substantial lawn, interspersed with productive apple, plum and pear trees. Towards the end of the garden are useful storage sheds, one which is coated with an attractive winter flowering Clematis 'Jingle Bells'. The garden is enclosed by a combination of fencing and has a Westerly aspect.

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.

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

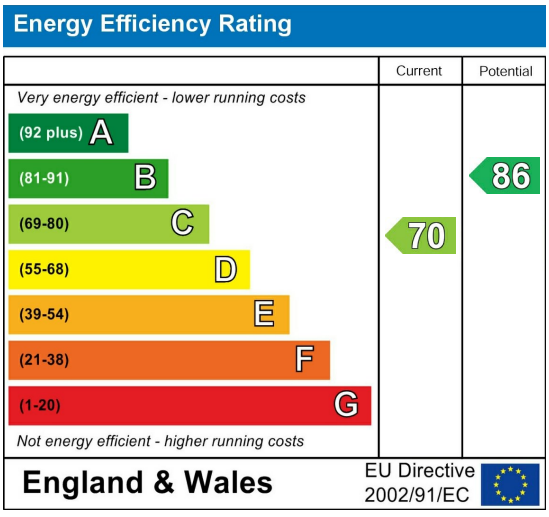
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally 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

159 Pound Bank Road, Malvern



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