



8 Macaulay Rise, Malvern, WR14 2UN

£395,000

An immaculately presented and well cared for home, within a cul-de-sac of a sought after residential area, which is within a short walk of Great Malvern and also Malvern Link common and the mainline train station. The property has an excellent view of the Malvern Hills from the front and briefly comprises:- porch, reception hall, cloakroom, lounge, dining room, breakfast kitchen, utility room, three bedrooms, bathroom and garage. The gardens are well maintained with patio, lawn and deep, well stocked flower beds. There is parking on the drive to the fore of the garage. Benefitting from gas central heating, double glazing and cavity wall insulation. Viewing is recommended.



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PORCH

With half double glazed door and adjoining windows and opaque double glazed door to:-

HALL

With wood floor, stairs to first floor, double multi pane doors to lounge, double radiator. Doors to:

CLOAKROOM

With wc, wash basin, wood floor, extractor fan and automatic light.

LOUNGE

Front aspect, bow, double glazed window with double radiator under, fireplace with electric fire, television aerial point, coved ceiling, double, multi-paned doors to dining room.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, doors to dining room and utility. Range of fitted kitchen units to eye and base level with one and a half bowl single drainer sink unit, built-in fridge, electric cooker included, tiled floor, double radiator.

DINING ROOM

Rear aspect double glazed door to garden, rear aspect double glazed window, radiator, coved ceiling.

UTILITY

Rear aspect uPVC door to garden, door to garage, rear aspect double glazed window, tiled floor. Fitted cupboards at base level with single drainer sink unit, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas central heating boiler, ladder style radiator.

GARAGE

With remote control up and over door, light and power and shelving.

FIRST FLOOR LANDING

With side aspect double glazed window with view of the Beacon, hatch to loft space with drop down ladder and is part boarded, door to cupboard with shelving. Doors to:

BEDROOM ONE

Front aspect double glazed window with view of the Beacon, radiator under, fitted wardrobes to one wall with hanging and shelving.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, view of the Beacon, radiator.



BATHROOM

Rear aspect opaque double glazed window, WC and wash basin with fitted cupboards and shelving around, bath with folding shower screen and Mira shower, tiled floor, ladder style heated towel rail.

GARDEN

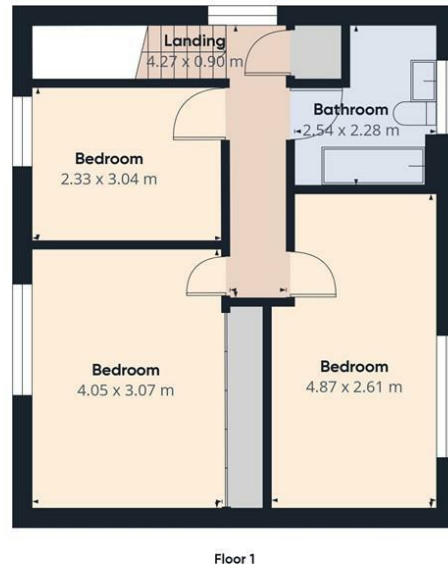
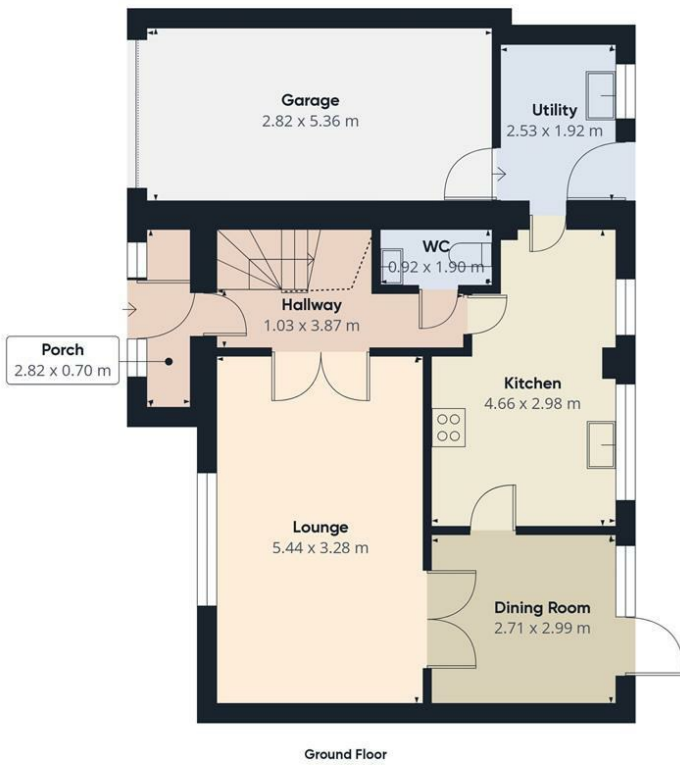
An immaculately kept, rear garden with block paved patio with outside tap, path to gate at side of property, lawn with deep, well stocked beds at the borders with flowering plants, shrubs and small trees, bounded by fencing. Small area at the side of the garage, for storage with gated access to the front.

At the front a block paved drive gives parking with wide steps to the front of the house, area of lawn with inset flower bed.

DIRECTIONS

From the office proceed down Church Street, go straight across at the lights and take the 3rd left into Albert Road North. Take the second right into Cockshot Road and second right into Tennyson Drive. Macaulay Rise is the third cul de sac on the left. No 8 is on the left.





Approximate total area¹
112.65 m²
Reduced headroom
1.14 m²

(1) Excluding balconies and terraces

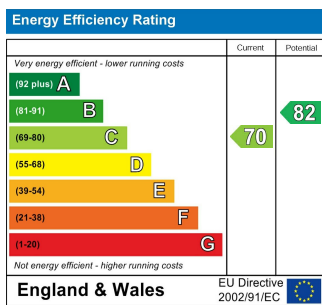
Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EPC

Material Information Report



TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and blinds are included.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: B82

SCHOOLS INFORMATION:
Local Education Authority: Worcestershire LA: 01905 822700

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