



15 Perrins Close, Malvern, WR14 1SL

£235,000

A semi-detached two bedroom bungalow situated in a quiet cul-de-sac location close to local shops and amenities. The property requires modernisation and updating and offers a huge amount of potential. The accommodation comprises; entrance hall sitting room kitchen, two bedrooms, bathroom WC corner a plot garden with potential to extend, driveway, detached brick built single garage. An early viewing is highly recommended to appreciate the position potential and plot on offer with this property that is offered for sale with no onward chain.



15, Perrins Close, Malvern, WR14 1SL

ENTRANCE

UPVC front door opens to hallway, airing cupboard, loft access, doors to;

LIVING ROOM 15'10" x 9'10" (4.83m x 3.02m)

Front facing double glazed window overlooking front garden, wall mounted gas fire, telephone/broadband point.

KITCHEN 8'11" x 8'3" (2.73m x 2.53m)

Front facing double glazed window, range of basic eye and base level units with worktop, inset sink and drainer unit, electric cooker point, plumbing for washing machine, radiator.

BEDROOM ONE 13'10" x 9'10" (4.23m x 3.00m)

Rear facing double glazed window overlooking rear garden, radiator.

BEDROOM TWO 8'11" x 8'4" (2.74m x 2.55m)

Rear facing double glazed window, plumbing for radiator, telephone point.

BATHROOM 4'11" x 5'4" (1.51m x 1.63m)

Side facing obscured double glazed window, power bath with electric shower over, wash basin, radiator.

WC

Side facing UPVC window, low-level WC.

OUTSIDE

Frontage is laid to grass, with driveway for 2 to 3 cars leading to garage, path extends to the side giving access to front door and rear garden.

GARAGE

Detached brick built single garage with metal up and over door, side door to garden, power and light.

REAR GARDEN

A generous corner plot rear garden laid to lawn and enclosed by hedgerow and fencing, with mature trees, a view of the Malvern Hills, timber garden shed, potential to extend the property (subject to planning permission).

DIRECTIONS

From the Allan Morris office on Worcester Road, follow the road to the traffic lights and turn left onto Newtown Road, follow the road for a short distance. Turn right into Somers Park Avenue by the Church of the Ascension. Take the next left into Beauchamp Road and very shortly, take the left turn into Perrins Close. No. 15 will be found on the left hand side at the far end of the cul de sac, as indicated by our For Sale Board. To view this property or for further details please call our Malvern Office on 01684 561411.

what3words

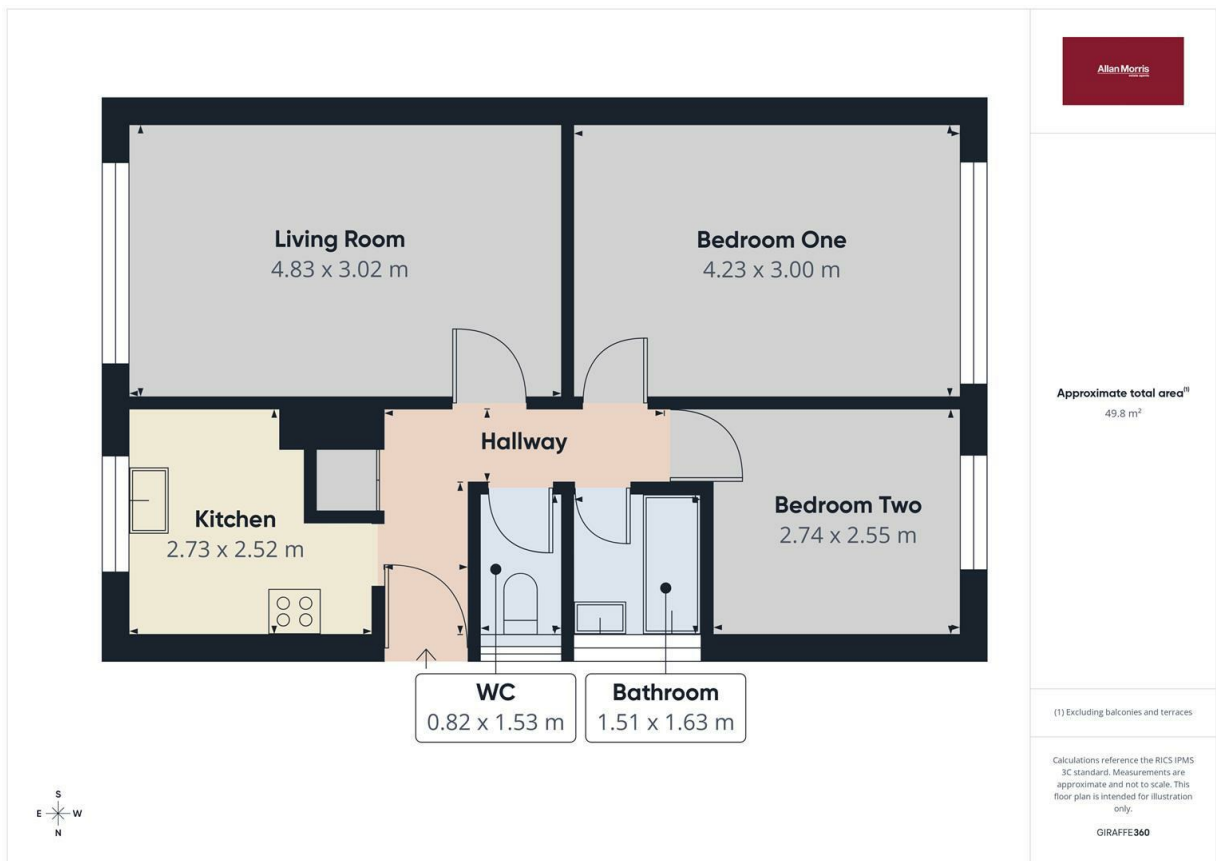
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ASKING PRICE

£235,000







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. Other items, such as carpets and curtains, may be available by separate arrangement

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: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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