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116 Longridge Road, Malvern, WR14 3JQ

£470,000

A modern, detached home in an enviable position looking South over lower Peachfield Common, with views of the hills and towards the Cotswold Escarpment. The well presented property has been prepared ready to move into and briefly comprises- large entrance porch, reception hall, through lounge opening to conservatory, open plan kitchen dining room, separate utility with cloakroom, four bedrooms including three doubles and a single, ensuite shower room and family bathroom. The property benefits from parking on the drive to the fore of the garage and an easily maintained rear garden. With gas central heating and double glazing throughout plus the advantage of no onward chain.
VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE LOVELY LOCATION.

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MAYFAIR OFFICE GROUP

116, Longridge Road, Malvern, WR14 3JQ

ENTRANCE
uPVC double glazed porch/small conservatory with double glazed roof, radiator, wood effect flooring and Southerly views over Lower Peachfield Common. Double glazed door to:

RECEPTION HALL
With stairs to first floor, radiator and doors to:

DINING ROOM
With front aspect double glazed window overlooking the common with views towards Cotswolds Escarpment, double radiator under, telephone point.

KITCHEN
Rear aspect double glazed window and door to garden, view of North Hill. Fitted kitchen units including one and a half bowl single drainer sink unit, four ring gas hob with filter hood over, built-in double oven and microwave, built-in fridge freezer, built-in dishwasher, cupboard housing Valliant gas central heating boiler. Door to:-

UTILITY
Rear aspect opaque double glazed window, worksurface with built-in washing machine and cupboard under, radiator. Door to:-

CLOAKROOM
WC, wash basin, radiator, extractor fan.

LOUNGE
Front aspect double glazed window with view over Peachfield Common, double radiator, telephone point, television point, gas fire point with tiled hearth, double glazed French doors to:

CONSERVATORY
Double glazed windows with double glazed roof, double radiator, wood effect floor, French doors to garden.

LANDING
With rear aspect velux window, access to roof space, door to airing cupboard with radiator, telephone point, radiator and doors to:

BEDROOM ONE
Front aspect double glazed window with view over the common and towards the Cotswold Escarpment, radiator under, television and telephone points. Door to:

ENSUITE
Rear aspect velux window, shower enclosure with Mira sport shower, wash basin, WC, heated towel rail.

BEDROOM TWO
Front aspect double glazed window with view over the common and towards the Cotswold Escarpment, radiator under, television and telephone points.

BEDROOM THREE
Rear aspect velux window, side aspect opaque double glazed window, radiator.

BEDROOM FOUR
Front aspect double glazed window, view over the common and towards the Cotswold Escarpment, radiator, door to built-in wardrobe with hanging rail.

BATHROOM
Rear aspect velux window, P shaped bath with glass screen and Mira sport shower, WC, wash basin, extractor fan, heated towel rail.

OUTSIDE
To the front of the property is an area of garden elevated from the road, overlooking the common with path to front door. A Block paved drive offers parking for two vehicles to the fore of the garage. From the drive, there is a gate to the rear garden. The rear garden has a patio and lawn with raised shrub beds at the boundaries and a courtesy door to the garage.

The garage has an up and over door, light and power.

DIRECTIONS
From the office proceed down Church Street and turn right after the crossroads onto Avenue Road and immediate right into Priory Road. At the right hand bend, go left onto Woodshears Road and proceed to the T junction. Turn right here onto St Andrews Road. Follow the road to the end and turn left and left again onto Longridge Road. No 116 is half way down.

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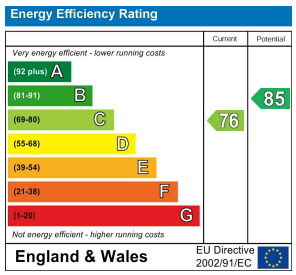
EPC



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. 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: E
ENERGY PERFORMANCE RATINGS: Current: C76 Potential: B85

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

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