Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

4 Gilbert Road, Malvern, WR14 3RQ

£425,000

An extremely well presented, upgraded and centrally located Victorian family home. Gilbert Rd is found between Great Malvern and Barnards Green and is a quiet, no through road location, within easy reach of shops, amenities and railway station. The accommodation, which has been significantly upgraded, comprises; entrance hallway, sitting room with bay window, dining room that is open-plan to a contemporary refitted kitchen with built in appliances, downstairs WC, conservatory / utility room, first floor landing, three good sized bedrooms, refitted bathroom, landscaped and private rear garden, single garage, accessed via shared driveway. This property is immaculately presented, conveniently located and an early viewing is highly recommended to appreciate the quality of the finish, the proximity of facilities, and the quiet secluded location.

4, Gilbert Road, Malvern, WR14 3RQ

ENTRANCE HALL 3'4" x 14'9" (1.02m x 4.52m)
Wooden front door opens to entrance hall with stairs leading to the first floor, wood effect flooring, radiator, wooden door opens to dining room.

DINING ROOM 12'3" x 12'11" (3.75m x 3.95m)
Open plan to kitchen and to sitting room. Recessed fireplace with wooden mantle, radiator, internal rear facing window, wood effect flooring which extends throughout the ground floor, archway opens to;

SITTING ROOM 11'11" x 12'0" (3.64m x 3.68m)
Front facing uPVC double bay window, fireplace with granite hearth, decorative mantlepiece over and inset cast-iron log burner, television point, decorative coving, radiator.

KITCHEN 9'5" x 20'2" (2.88m x 6.15m)
Beautiful contemporary style kitchen being open-plan from the dining area, with internal side facing window to conservatory/utility room with interconnecting door. Rear door with glass panel opens to garden, range of wooden eye and base level units with a quartz worktop over, inset double ceramic sink and drainer unit with a mixer tap over, space for range master electric range cooker with extractor hood over, integrated dishwasher, integrated fridge freezer, folding doors to larder cupboard ideal for housing coffee maker and other facilities, ample storage with pan drawers and corner cupboards, integrated bin unit, large under stairs storage cupboard, tall contemporary style radiator, cupboard housing wall mounted Worcester gas combination boiler, door to cloakroom.

CLOAKROOM
Rear facing obscure uPVC window, low-level WC with concealed cistern, corner sink, radiator, fitted shelving.

CONSERVATORY/UTILITY ROOM 5'7" x 19'1" (1.71m x 5.82m)
Alongside the kitchen with a brick wall and timber construction, double doors open to the rear garden, range of storage with a wooden worktop, inset sink, space and plumbing for a washing machine and tumble dryer, power and light, space for further appliances.

FIRST FLOOR - LANDING
Split level landing with wooden spindle banister, radiator, loft access hatch, doors to;

BEDROOM ONE 15'8" x 11'11" (4.79m x 3.64m)
Front facing with two uPVC double glazed windows with view towards the Malvern Hills, period bedroom fireplace, wall mounted television point, radiator.

BEDROOM TWO 9'7" x 12'11" (2.94m x 3.95m)
Rear facing aluminium double glazed window, wood effect flooring, radiator, decorative coving.

BEDROOM THREE 9'7" x 11'2" (2.93m x 3.41m)
Side facing aluminium double glazed window, radiator, decorative coving.

BATHROOM 5'11" x 8'0" (1.82m x 2.45m)
Side facing obscured uPVC window, panel bath with mixer shower and rainfall attachments over, tiled splash around, vanity unit with inset sink and mixer tap, low level WC with concealed cistern, wood effect flooring, heated towel rail and radiator, extractor fan and spotlighting.

OUTSIDE - FRONTAGE
The property has a small front garden with a low wall to the front boundary, path and shrub planting. The driveway is shared to the garages for both properties at the rear. There are no parking restrictions on the road.

REAR GARDEN
Enclosed by panel fencing with gated side access, step down from the kitchen and from the conservatory, initially laid to a small patch of lawn with low maintenance borders and a stone chipping path leading to the partitioned rear part of the garden, enclosed by fencing to the rear, also laid to Cotswold stone chippings with raised borders, ideal for outside seating and dining.

GARAGE 8'4" x 18'8" (2.55m x 5.70m)
Garage with metal up and over style door, side pedestrian door and window, inspection pit, storage space in eaves.

DIRECTIONS
From Great Malvern, follow Church Street and continue down the hill towards Barnards Green, turn left just after the Malvern Girls College playing fields into Wilton Road, and then left again into Gilbert Road where number 4 can be found on the right hand side. For further information or to arrange a viewing please call the Malvern office on 01684 561411.

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///mercy.picked.chain

ASKING PRICE
£425,000

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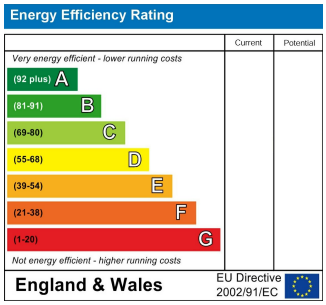
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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.



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