



33a Victoria Park Road, Malvern, WR14 2JX

**Offers Based On
£185,000**

A semi detached, one double bedroom, Victorian house with parking and private garden situated in the heart of Malvern Link with easy access to all shops and Malvern Link Railway Station. Briefly, the accommodation comprises; entrance hall, cloakroom, fitted kitchen, lounge/diner, study/landing, spacious double bedroom, large shower room. The property further benefits from a private personal garden, external store room, off road parking and gas fired central heating. The property is offered with NO ONWARD CHAIN.



33a, Victoria Park Road, Malvern, WR14 2JX

ENTRANCE HALL

Accessed via obscure glass double glazed door with a double glazed picture window over, ceiling light point, coving, stairs to first floor, exposed wooden floor boards. Doors to:

CLOAKROOM

Ceiling light point, coving, extractors, WC, wash hand basin with tiled splash back, radiator, understairs storage area, continued exposed wooden floor boards.

KITCHEN 14'2" x 5'4" (4.34m x 1.65m)

Side aspect sash window, ceiling light point, coving, smoke alarm, wall mounted gas boiler, fitted kitchen comprising: range of floor mounted cream units under a stone effect work surface, one and a half bowl stainless steel sink unit, freestanding gas cooker with stainless steel extractor over, space and plumbing for washing machine, space for tall fridge freezer, continued wooden floorboards, radiator, doorway to:

LOUNGE DINER 11'10" x 11'6" (3.61m x 3.52m)

Rear aspect sash window overlooking the garden, ceiling light point, coving, radiator, continued exposed wooden floor boards.

LANDING STUDY AREA 10'1" x 8'11" including stairwell (3.08m x 2.73m including stairwell)

Side aspect sash window, ceiling light point, smoke alarm, coving, radiator, space to desk, doors to:

BEDROOM 11'11" x 10'11" (3.65m x 3.35m)

Rear aspect sash windows with additional secondary glazing overlooking the rear garden, two ceiling light points, access to roof space, coving, radiator.

SHOWER ROOM 11'6" x 5'10" (3.52m x 1.79m)

Twin side aspect sash windows, ceiling light point, coving, white suite comprising: white corner shower cubicle with Mira shower, pedestal wash hand basin, push flush WC, bidet, exposed wooden floorboards.

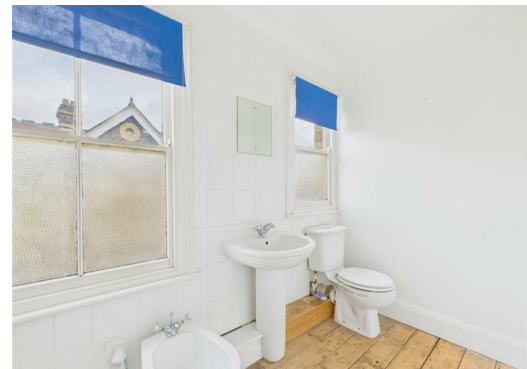
GARDEN

The property is accessed via the drive from number 33, which opens to a personal stone drive providing parking for two cars and giving access to the front door. Beyond the drive is the rear garden with a stone chip and paved path which continues around the property with the majority of the garden being laid to lawn. Accessed from the garden is a brick built store ideal for garden furniture or bike storage in need to some updating and repair.

DIRECTIONS



From the Allan Morris office in Great Malvern proceed along Worcester Road in the direction of Malvern Link. On reaching the area of shops, proceed to the crossroads and turn right into Pickersleigh Avenue. Turn immediately left into Victoria Park Road and No 33a can be found on the left hand side towards the head of the cul-de-sac.





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

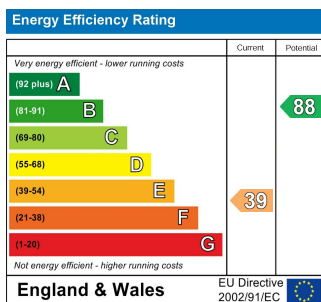
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: B

ENERGY PERFORMANCE RATINGS: Current: E39 Potential: B88

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



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn