Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
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20 Benbow Close, Malvern, WR14 4JJ

£305,000

A WELL PRESENTED, SEMI-DETACHED HOUSE IN AN ELEVATED POSITION WITH PANORAMIC VIEWS ACROSS THE SEVERN VALE.

The refurbished property has accommodation comprising:- reception hall, through lounge dining room, refitted kitchen, three bedrooms and a bathroom, garage under the property with large store room to side (potential to be incorporated into the living accommodation). The property is located at the end of cul de sac and the front of the house and various levels in the garden enjoy East facing views. There is a sheltered garden at the rear plus hillside garden with terracing and a gate giving access onto hill walks.

Offered for sale with no onward chain.

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MAYFAIR OFFICE GROUP

20, Benbow Close, Malvern, WR14 4JJ

ACCOMMODATION
Opaque glazed front door with adjacent window to side, opens to:

RECEPTION HALL
Stairs to first floor with fitted cupboards under, radiator, central heating thermostat, hanging for coats. Part glazed doors to:

LOUNGE OPENING TO DINING ROOM
Front aspect double glazed window with views across Severn Vale, fireplace with gas point, wood laminate floor, two double radiators. Rear aspect French doors to garden, pocket door to kitchen.

KITCHEN
Rear aspect and side aspect ,double glazed windows, refitted kitchen with granite worksurface and under cabinet lighting, inset stainless steel one and a half bowl sink unit, four ring NEFF gas hob, NEFF double oven under, NEFF extractor hood over, space for integrated washing machine, integrated slimline dishwasher, space for fridge freezer, concealed cat flap, built-in pantry cupboard, cupboard housing Greenstar gas central heating boiler, return door to hall.

FIRST FLOOR LANDING
With side aspect, double glazed window, radiator, wall cupboard, hatch to loft, airing cupboard with insulated hot water tank, heating controls and shelving. Doors to:

BATHROOM
Rear aspect double glazed window, bath with tiled surrounds and thermostatic shower, wash basin, WC, radiator, extractor fan, slim built-in cupboard.

BEDROOM TWO
Rear aspect double glazed window looking up the garden, radiator.

BEDROOM ONE
Front aspect double glazed window with views across Severn Vale, radiator.

BEDROOM THREE
Front aspect double glazed window with views across Severn Vale, radiator, laminate floor, built-in wardrobe with hanging and shelving.

UNDERCROFT/GARAGE
Up and over door, potential space for vehicle, open to store room to the left hand side, light and power.

OUTSIDE

At the front of the property, hillside garden lies along left hand boundary, steps lead up to front door, and gate to path along side of house opening to rear garden, which has been designed with a patio and raised beds surrounding. The property has external lights and power point. Steps at the side of the house lead to an initial seating area with tiered garden above. The path continues to hillside garden with steps up to the top, where you can also enjoy the views, plus a gate to Holywell Road and access onto the Malvern Hills. To the fore of the garage is a drive giving off road parking for 1 vehicle. Steps at the side join the access to front door.

DIRECTIONS

From the office in Great Malvern, proceed along the Wells Road in the direction of Ledbury. Go past the Wyche School. Further on, before reaching the local shop on the left, there is a right hand turn, signposted 'The Cottage In The Wood' hotel and restaurant. Turn here onto Holywell Road. Turn 2nd left into Benbow Close and No 20 can be found at the very end.

what3words

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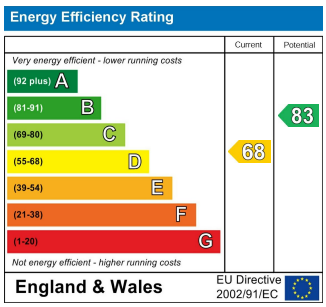
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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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