Allan Morris
estate agents

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196 Pickersleigh Road, Malvern, WR14 2QX

£425,000

An extended, detached family home in an excellent location for access to facilities in Malvern Link, Barnards Green or the retail park and access to Worcester. The property offers accommodation comprising:- entrance porch and hall, extended lounge with log burner, dining room with log burner open to kitchen and with French doors to garden, shower room and utility, first floor with three bedrooms and a bathroom. At the front, there is ample parking for cars/caravan/motorhome plus an enclosed garden with a view of the hills from the rear. The property is offered for sale with no onward chain.

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196, Pickersleigh Road, Malvern, WR14 2QX

Covered entrance with brick pillars and original door to:

HALL
Side aspect opaque glass window, bench seat with storage under, opaque multi pane door to:

RECEPTION HALL
With stairs to first floor with understairs cupboard with light and storage, double radiator, original stipped wood doors to:

LOUNGE
Two front aspect double glazed windows, two radiators, chimney breast with log burner and tiled hearth.

DINING KITCHEN
Dining area with rear aspect double glazed French doors to garden, view of the Hills, chimney breast with log burner, wood floor, glazed door to side hall. Open to:

KITCHEN
Rear aspect double glazed window, fitted wood kitchen units including one and a half bowl single drainer sink unit, five ring gas hob, double oven under, extractor hood over, built-in dishwasher, built-in fridge and freezer, wall mounted display cupboards, wine rack and shelving, cupboard housing Vaillant gas central heating boiler.

INNER HALL
Half glazed door to the garden, tiled floor, door to shower room, open to:

UTILITY AREA
With skylight, fitted cupboards, sink unit, plumbing for washing machine, space for tumble dryer and fridge, heated towel rail.

SHOWER ROOM
Rear aspect opaque double glazed window, shower enclosure with thermostatic shower, WC, wash basin in fitted unit, heated towel rail, extractor fan.

FIRST FLOOR
Side aspect double glazed window, loft hatch with ladder, doors to:

BEDROOM ONE
Rear aspect double glazed window with view of the Hills, radiator under, fitted wardrobe with shelving and hanging and built-in shelved cupboard.

BEDROOM TWO
Front aspect double glazed bay window, radiator, fitted wardrobes to one wall.

BEDROOM THREE
Rear aspect double glazed window with view of the Hills, radiator, alcove storage area.

BATHROOM
Front aspect opaque double glazed window, bath with mixer tap, wash basin, WC, shower enclosure (not in working order), heated towel rail, tiled walls, extractor fan.

GARDEN
At the front of the house is a gravelled drive giving parking for two vehicles plus an area to the side suitable for a motorhome/caravan etc. Small area of lawn, path to front door. At the rear adjoining the house is a decked area which is in need of repair, shed to side, lawn with small trees, playhouse, access down side of house, views of the Hills.

DIRECTIONS
From the office proceed down Church Street and go straight on at the lights and take the fifth left onto Madresfield Road. Follow the road past the cemetery on the right and at the mini roundabout take the first left onto Pickersleigh Road. No.196 is on the left hand side, sitting in the slip road just after the Evangelical Church and before the traffic lights. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

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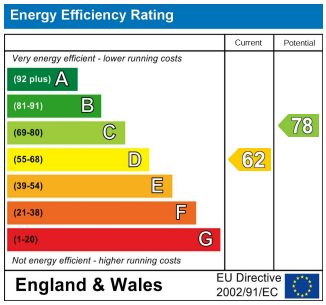
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included, other items 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: D

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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