# Allan Morris
estate agents

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**31 Giffard Drive, Malvern, WR13 6SE**

**Price Guide £320,000**

A good sized detached home in this popular residential area. In brief, the accommodation comprises: Entrance hallway, living room, breakfast kitchen, conservatory and dining room to the ground floor. On the first floor are two large double bedrooms and a single bedroom, plus the family bathroom. The house has electric heating. There are enclosed, level gardens, lawn, shed, shrubs, log/bike store, generous walkway to the side creating useful storage and with access to the front, where there is parking for several vehicles. We strongly recommend arranging a viewing to appreciate the excellent space on offer. To arrange a viewing or for more information, please telephone us on 01684 561411.

# 31, Giffard Drive, Welland, Malvern, Worcestershire, WR13 6SE

**ENTRANCE**
Approached over the tarmac drive leading to front door opening into:

**HALLWAY**
Coat hooks, light, fuse board and door to:

**LIVING ROOM**
Front facing double glazed window, feature brick fireplace with inset multi fuel burner and wooden mantle, twin wall lights and central light, panel heater, door to inner hall and archway to:

**BREAKFAST KITCHEN**
Rear double glazed patio doors to the conservatory, rear facing double glazed window and door onto the garden, the breakfast room has a electric panel heater, whilst the kitchen side is fitted with a matching range of wall and base units, inset stainless steel sink unit, space for washing machine, ceramic hob with hood over, integral double oven, space for upright fridge freezer and a larder cupboard, plus a further electric panel heater.

**CONSERVATORY**
Being of brick and uPVC construction with double doors opening onto the patio, power points, programmable electric heater, light, fan and blinds.

**DINING ROOM**
Front facing double glazed window, programmable electric heater, understairs storage.

**FIRST FLOOR LANDING**
Storage heater, power point, access to part-boarded loft space.

**BEDROOM THREE**
Front facing double glazed window with views up to the Hills, programmable electric heater.

**BEDROOM ONE**
Front facing double glazed window with views up to the Hills, slimline panel, telephone point.

**BEDROOM TWO**
Another generous double bedroom with rear facing double glazed window, programmable electric heater.

**BATHROOM**
Rear facing autumn leaf patterned double glazed windows, white suite comprising: close coupled WC. pedestal hand basin, panelled bath with Mira shower over and glass screen, electric towel rail, airing cupboard with insulated hot water cylinder and slatted shelving.

## EXTERNALLY
The rear garden is level and enclosed with two patio areas, wooden shed, raised bed, inset shrubs, log/bike store, walkway and storage to the side. The frontage offers parking for several vehicles, stone chipped area and gated access to the rear.

## DIRECTIONS
From Malvern proceed in the direction of Malvern Wells along the Wells Road. Continue for some distance. Just after the Malvern Wells Primary School turn left into Upper Welland Road. Turn left at the T junction in the direction of Welland. Upon entering the village, take the first turning on the right into Giffard Drive. Follow the road around and no. 31 will be found on the left hand side, as indicated by the For Sale board.

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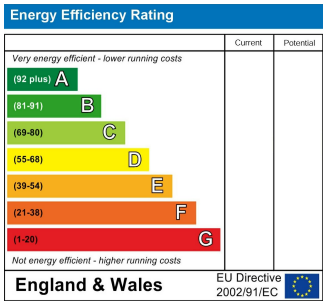


TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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 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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