



3 Grafton Close, Malvern, WR14 1PA

£315,000

An immaculately presented renovated and refurbished semi-detached home within a cul-de-sac, close to facilities at Link Top and with a view of the hills. Briefly comprising:- reception hall, through lounge with patio doors to the garden, refitted breakfast kitchen with granite worksurfaces, side passage with access to garage, three bedrooms, refitted bathroom. Outside there is off road parking to the fore of the garage, open plan front garden and enclosed garden at the rear with deck and lawn. The property has potential to be extended subject to pp. Further benefits include double glazing and gas central heating.



3, Grafton Close, Malvern, Worcestershire, WR14 1PA

ENTRANCE

Opaque double glazed door with matching side panel opening to:



RECEPTION HALL

With stairs to first floor with double radiator, central heating control panel. Oak doors to:

SITTING/DINING ROOM 18'1" x 10'9" (5.52m x 3.3m)

Front aspect double glazed window, radiator under, double glazed patio doors to garden, stone hearth and chimney recess, television aerial in wall.



BREAKFAST KITCHEN 10'5" x 12'6" (3.18m x 3.82m)

Front aspect double glazed window, refitted kitchen with granite worktops, built in double oven and grill, five ring gas hob, built in dishwasher, double ceramic sink unit, tall larder drawers, breakfast bar, space for fridge freezer, radiator, half opaque double glazed door to side passage.



COVERED SIDE PASSAGE

With doors to front and rear, built in cupboard for storage with electric fuse board. Glazed door to:

GARAGE 15'11" x 8'2" (4.87m x 2.5m)

Rear aspect window, plumbing for washing machine, up and over door to front.

HALF LANDING

With side aspect double glazed window.

LANDING

With hatch to roof space, control for underfloor heating in bathroom. Oak doors to:



BEDROOM ONE 12'4" x 10'0" (3.77m x 3.07m)

Rear aspect double glazed window with views towards Clifton-on-Teme, radiator under.

BEDROOM TWO 10'7" x 9'10" (3.25m x 3.0m)

Rear aspect double glazed window, radiator under.

BEDROOM THREE 7'10" x 7'6" (2.4m x 2.3m)

Front aspect double glazed window with view of North Hill, radiator.



BATHROOM

Front aspect opaque double glazed window, underfloor heating, refitted suite with P shaped bath with glass shower screen, rainfall shower and adjustable shower head, concealed cistern WC, wide wash basin with fitted cupboards below, back lit mirror, textured wall tiles and tiled floor, heated towel rail.



OUTSIDE

To the front of the property is an open plan low maintenance garden which could be given over to parking. Off road parking to fore of garage. Rear garden with decked area, lawn with flower bed borders, bounded by panel fencing.



DIRECTIONS

From the office proceed along Worcester Road in the direction of Link Top. At the traffic lights turn left onto Newtown Road and go past the shops on the right and turn right onto Grafton Close. No 3 is on the left hand side.



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

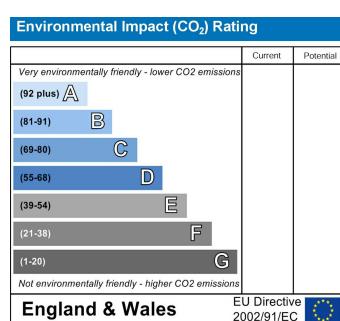
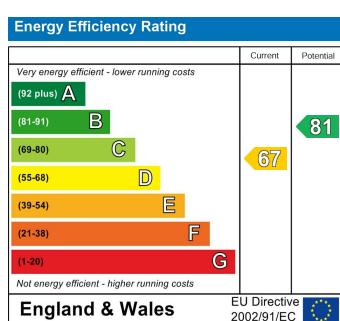
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B91

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700



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