



87 Albert Park Road, Malvern, WR14 1RR

£350,000

The semi-detached character property is in a popular residential location. It is within a short distance of primary and secondary schools, the mainline station of Malvern Link, shopping facilities and Malvern Common. Nearby is a French bakery and a general corner shop. Great Malvern itself has further independent schools, shops, cafes and the Historic 11thC Priory.

The property is comprised of:-porch, living room, dining room, sun room, kitchen, utility and cloakroom, cellar, three double bedrooms, large bathroom. Parking for two cars on the drive, south facing, sunny aspect garden with large patio, well stocked shrub beds, veg beds and garden shed. Viewing recommended.



Clovelly, 87, Albert Park Road, Malvern, Worcestershire, WR14

1st FLOOR

With tiled floor, stained glass window to front and door to:

LIVING ROOM 15'7" x 11'9" (4.75m x 3.60m)

Front aspect, double glazed bay window, double radiator under, further double radiator, fireplace with open grate, multi paned French doors to dining room, multi pane door to Inner Hall.

DINING ROOM 12'10" x 11'10" (3.92m x 3.61m)

Rear aspect double glazed door to Sun Room. Door to Inner Hall and Kitchen. Fireplace with gas point, picture rail, wall lights, telephone point.

SUN ROOM 9'4" x 5'5" (2.86m x 1.67m)

Double glazed door to garden, full height double glazed windows, tiled floor. Openings to Kitchen.

KITCHEN 10'7" x 9'1" (3.23m x 2.77m)

Side aspect openings to Sun Room, tiled floor, door to cellar. Fitted kitchen units to eye and base level and including, single drainer sink unit, integrated four ring gas hob and double oven. Open to:

UTILITY 9'7" x 5'5" (2.94m x 1.66m)

Two rear aspect opaque double glazed windows, space for fridge freezer, plumbing for washing machine, radiator, further cupboards and work surface, space and plumbing for slimline dishwasher, space for fridge freezer, Belfast sink. Open to:

SIDE LOBBY

With double glazed door to garden, hanging for coats. Door to:

CLOAKROOM

Rear aspect, opaque double glazed window, WC, wash basin, tiled floor, radiator.

CELLAR 12'0" x 11'7" (3.67m x 3.54m)

Of average standing height, used for dry storage.

FIRST FLOOR LANDING

With hatch to loft space. Doors to:

BATHROOM 10'7" x 8'0" (3.23m x 2.46m)

Rear aspect double glazed window, WC, bidet, wash basin with cupboard under, bath with shower over, double radiator, tiled floor, cupboard with Worcester, gas central heating boiler.

BEDROOM THREE 12'11" x 9'1" (3.94m x 2.79m)

Rear aspect double glazed window, double radiator, built-in alcove cupboard, picture rail.

BEDROOM TWO 11'9" x 7'1" (3.60m x 2.17m)

Front aspect double glazed window, radiator, picture rail.



BEDROOM ONE 11'8" x 10'2" (3.58m x 3.12m)

Front aspect double glazed window, double radiator, picture rail, alcove wardrobes with cupboards over.

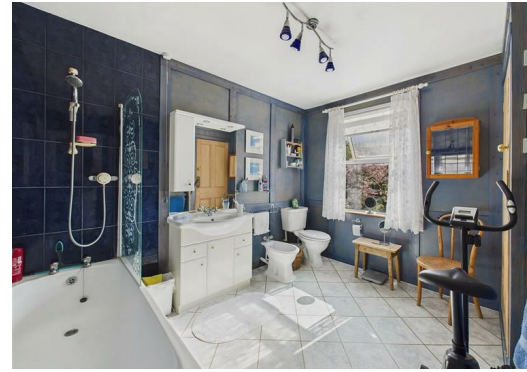
OUTSIDE

At the rear, gate to the front with paved patio adjoining, further large patio suitable for table and chairs, area for storage at the rear of the property. Steps up to garden which is well planted with shrubs with paths between, mature flowering cherry tree, vegetable bed, timber garden shed.

At the front is parking for two vehicles at the side of the property, one area with canopy and block paved area to the front.

DIRECTIONS

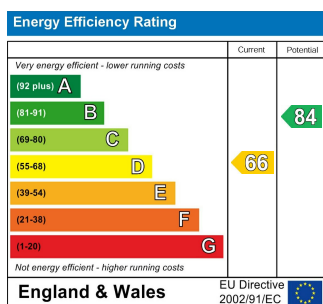
From the office of Allan Morris in Malvern, proceed along Worcester Road towards Malvern Link, go straight over traffic lights at Link Top and straight over again at second set of traffic lights, take the first turning left into Albert Park Road. The property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. For further information or to book a viewing, please call the office on 01684 561411 or email malvern@allan-morris.co.uk





EPC

Material Information Report



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: D66 Potential: B84

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

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- (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;
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