



33 Victoria Park Road, Malvern, WR14 2JX

Price Guide £450,000

A substantial Victorian four double bedroom home offering light and airy accommodation in a cul de sac location a short walk to facilities in Malvern Link and Victoria Park. The accommodation comprises; entrance porch, large hallway with study space, bay windowed sitting room, re-fitted breakfast kitchen with French doors to the garden and a cellar. The high ceilings are retained to the first floor where there is a master bedroom with en-suite, further double bedroom and family bathroom. To the second floor are two further bedrooms and a large cloakroom with space for a full shower. The property further benefits from gas central heating, driveway for three cars, and a long private rear garden that sweep round to the side. Viewing is recommended to appreciate the size, condition and location of home on offer.



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ENTRANCE PORCH

Accessed via a decorative leaded glass front door with picture window to side, ceiling light point, built-in coats and storage cupboards to either side, tiled floor, glass panelled period door to:

ENTRANCE HALL/STUDY AREA 22'2" x 8'11" (6.76m x 2.73m)

Three ceiling light points, coving, stairs to first floor, part glazed door and steps to side, radiator, study area, exposed wooden floorboards, door and steps down to cellar, doors to:

UTILITY

Side aspect obscure glass window, two ceiling light points, space and plumbing for washing machine, pedestal wash hand basin, radiator, stripped wooden floor boards, door to:

GUEST CLOAKROOM

Side aspect obscure glass sash window, ceiling light point, WC, radiator, stripped wooden floor boards.

SITTING ROOM 16'5" max into bay x 14'11" max (5.02m max into bay x 4.57m max)

front aspect bay with sash windows, ceiling light point with ceiling rose, coving, picture rail, feature fire surround with inset fireplace and marble hearth, two radiators.

BREAKFAST KITCHEN 14'11" x 12'5" + recess (4.57m x 3.79m + recess)

Rear aspect double glazed double French doors to rear garden patio, ceiling light point with ornate ceiling rose, coving, picture rail and recently re-fitted kitchen comprising: matching range of soft grey units under a pale marble work surface with inset bowl and a half sink, Belling double electric oven and grill with 5 burner hob and cooker hood over, glass fronted display cupboards, integral dishwasher, carousel corner unit, space, plumbing and power for large fridge freezer with cupboard over, feature fire surround with inset cast iron fireplace with tiled sides, radiator and stripped wooden floor.

CELLAR 16'0" x 8'6" (4.9 x 2.6)

Door from hallway with light at the top and stairs to single room with further light and bricked up access hatch to exterior.

FIRST FLOOR LANDING

Side aspect window, ceiling light point, coving, smoke alarm, stairs to second floor, door to:

BEDROOM ONE 13'11" x 12'11" max (4.26m x 3.94m max)

Twin front aspect sash windows with views over Victoria Park Road to the Hills beyond, ceiling light point, coving, picture rail, radiator, glass panel door to;

EN-SUITE

Ceiling light point, extractor, fully tiled walls, white suite comprising: walk in shower cubicle, pedestal wash hand basin, push flush WC, heated towel rail.

BEDROOM TWO 14'11" x 12'4" + recess (4.57m x 3.78m + recess)

Rear aspect sash window, ceiling light point, coving, picture rail, radiator.



FAMILY BATHROOM 9'11" x 7'7" + recess (3.03m x 2.33m + recess)

Front aspect window, ceiling light point, coving, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin, bidet, push flush WC, heated towel rail, radiator.

SECOND FLOOR LANDING

Large side aspect sash window with far reaching views over Malvern Link to Bredon Hill, ceiling light point, smoke alarm, coving, radiator, door to:

BEDROOM THREE 16'2" max x 13'3" I shaped (4.95m max x 4.05m I shaped)

Front aspect double glazed sash window with views over Victoria Park and to the Malvern Hills, ceiling light point, feature cast iron fireplace, coving, radiator.

BEDROOM FOUR 16'3" x 8'9" (4.96m x 2.69m)

Twin rear aspect double glazed velux windows with fitted blinds, ceiling light point, radiator.

CLOAKROOM/POTENTIAL SHOWER ROOM 9'3" x 5'1" (2.82m x 1.57m)

Ceiling light point, pedestal wash hand basin, WC, plenty of space to add a shower if required.

GARDENS

Front garden, part walled, low maintenance front garden mainly laid to stone chip to porch, parking for two/three cars, steps level to the front door, the stone chip path continues around the side into the rear garden.

REAR GARDEN

Initial patio area with space for table and chairs, outside tap and electric points. There is a long lawn with a flower and shrub border, a rockery, a further feature circular seating area and a good sized shed, a number of specimen trees including a mature apple tree provide shade. To the side is a further area of garden, laid to lawn. Side access leads down the side of the neighbouring property and back down to the drive and Victoria Park Road.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed along Worcester Road in the direction of Malvern Link. On reaching the area of shops, proceed to the crossroads and turn right into Pickersleigh Avenue. Turn immediately left into Victoria Park Road and No 33 can be found on the left hand side towards the head of the cul-de-sac.

AGENTS NOTE

The property would originally have been a semi detached house with the grand rooms at the front, and smaller staff accommodation at the rear. Historically the main house was converted into apartments, with a separate property to the rear made of the staff accommodation. The previous owner converted the main house back to one dwelling and this is the property for sale. The smaller property to the rear is still separate.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

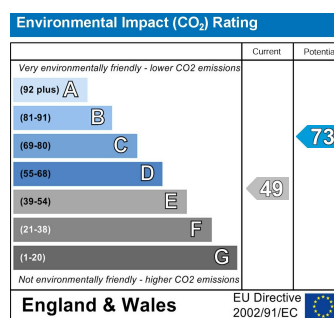
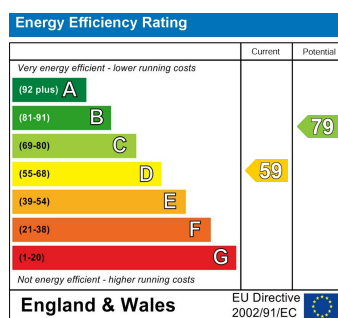
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: B

ENERGY PERFORMANCE RATINGS: Current: D59 Potential: C79

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



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