



5 Farley Road, Malvern, WR14 1NF

£375,000

A well presented, detached, two bedroomed bungalow in a quiet residential side road within a short walk to local shops and facilities. In brief, the accommodation comprises: hallway, good sized living room, well appointed kitchen, two bedrooms and shower room. The property sits in a level plot with generous parking and an easy-maintain rear garden. There is a brick built garage with up and over door and views to the Hills from the back garden. For further information or to arrange a viewing, please call us on 01684 561411.



5, Farley Road, Malvern, Worcestershire, WR14 1NF

ENTRANCE

Approached over tarmac driveway, to double glazed front door opening into:

HALLWAY

With radiator, power points and access to loft space.

LIVING ROOM 21'1" x 12'11" (6.43m x 3.94m)

Front and side facing double glazed windows, patio doors to the rear, two radiators, brick fireplace with radiant gas fire.

KITCHEN 14'11" x 7'11" (4.55m x 2.42m)

A spacious and well fitted kitchen with a matching range of wall and base units, rear facing double glazed window and back door, inset stainless steel single unit, ideal logic combi boiler, radiator, broom cupboard, wall and base units, integral fridge, built-in oven and microwave, inset gas hob, cooker hood over, contemporary tiling with complimentary floor tiling.

SHOWER ROOM 7'5" x 9'6" (2.28m x 2.92m)

Front facing obscure double glazed window, generous glazed shower cubicle, close coupled WC, pedestal hand basin, fully tiled, ladder style radiator, built-in cupboard with slat shelving.

BEDROOM ONE 13'5" x 9'3" (4.09m x 2.84m)

Front facing double glazed window, radiator, television point and power points.

BEDROOM TWO 11'9" x 9'4" (3.59m x 2.86m)

Rear facing double glazed window, power points, radiator.

EXTERNALLY

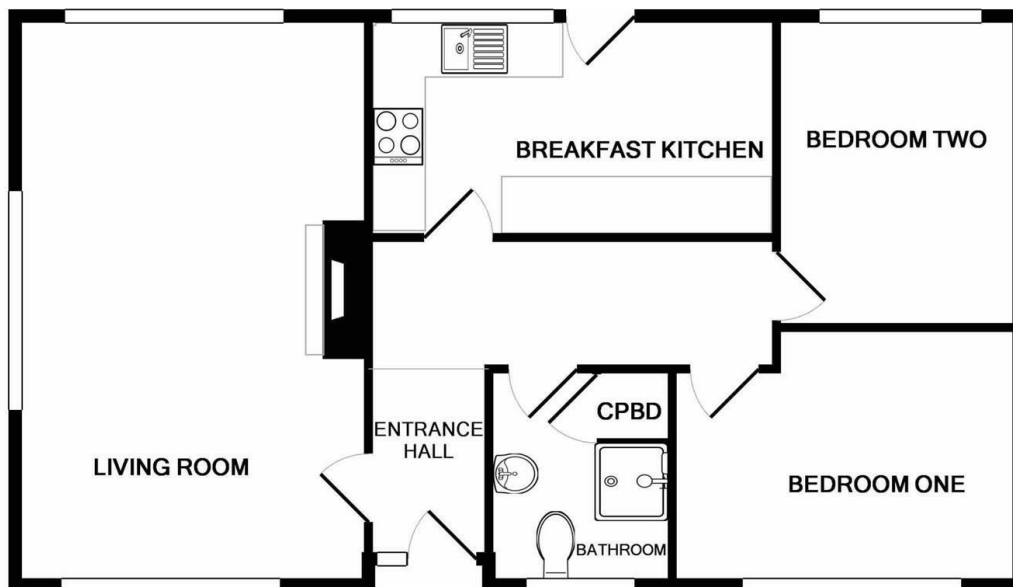
The rear garden is level and fully enclosed and easy maintainable being essentially stone chipped and flag stoned with a wooden shed, pedestrian access to the garage. To the far side there is a wrought iron gate with Chubb lock giving secure access. To the front there is generous parking, the fore garden being fenced and walled and a stone-chipped area ideal for planters/pots. Driveway also leads to the garage with up and over door.

DIRECTIONS

From the Allan Morris office proceed north along the Worcester Road. Continue through the two sets of traffic lights at Link Top and proceed downhill in the direction of Malvern Link. Once passing the fire station on the left and entering Malvern Link, turn left at the next crossroads into Richmond Road and first right into Farley Road. The property can be found on the left hand side. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.







TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: D

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: B83

EPC

Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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