



**2 Virginia Cottages, Malvern, WR13 5PQ**

**£250,000**

A charming period terraced cottage, situated in a rural position on the western side of the Malvern Hills close to the popular villages of Mathon and Colwall. Comprising; entrance hallway, sitting room, kitchen open plan to lounge/dining room which opens to the garden. To the first floor are two bedrooms, both with fine rural views and a shower room. The property has off road parking to the fore and a mature, private garden to the rear. Offered with no onward chain, we highly recommend an early viewing to appreciate the position of this characterful property.



# 2, Virginia Cottages, Ham Green, Malvern, WR13 5PQ

## GROUND FLOOR

### Entrance

Front facing wooden framed part-glazed entrance door into hall.

### Hall

Stairs to first floor, door into lounge.

### Lounge 12'2" x 11'1" (3.73m x 3.39m)

Front facing wooden framed double glazed window, corner chimney breast with wood burner, ceiling light point, coving to ceiling, tiled floor.

### Kitchen Area 11'1" x 11'1" (3.39m x 3.40m)

Opening into family/sitting area. Range of wall-mounted and base storage units, electric oven and hob with extractor, one and a half bowl stainless steel, sink with mixer tap, electric heater installed under sink for hot water for kitchen, electric storage heater, ceiling light points, door to under stairs storage.

### Sitting Room/Family Dining Room 13'1" max x 14'9" max to doors (4.01m max x 4.52m max to doors)

Rear facing wooden framed French doors and windows, skylight which has been recently replaced and replacement insulated ceiling, , ceiling light points.

### Gardener's Wc 4'7" x 3'2" (1.42m x 0.99m)

Accessed from the patio, with close coupled WC and wall mounted hand basin.

## FIRST FLOOR

### Landing

Built-in storage cupboard, electric storage heater, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One 11'1" x 10'1" to wardrobes (3.40m x 3.09m to wardrobes)

Front facing wooden framed double glazed window with rural views, built-in wardrobes, wall-mounted electric heater, ceiling light point, access to loft space.

### Bedroom Two 10'11" x 5'2" plus recess (3.35m x 1.58m plus recess)

Rear facing wooden framed double glazed window, ceiling light point, views of the garden and open countryside beyond.



## Shower Room

Fully tiled and having rear facing wooden framed double glazed window, glazed shower enclosure with electric shower, low level wc, pedestal wash basin, part-tiled walls, electric ladder style towel rail and ceiling light point.

## OUTSIDE - Frontage

Off road parking for one car, laid to block paving with established hedgerow borders, raised newly laid slate flagged patio area with sleeper border and hand rail and step to front door.

## Rear Garden

Initially covered by toughened glazed roof with timber framing over a relaid slate flagstoned patio area, door to gardeners wc, timber framed outbuilding with electric and plumbing, step up to garden, with two areas of lawn and planted with mature flowering plants and shrubs, enclosed by hedging, gated side access.

## DIRECTIONS

From the Allan Morris office on Worcester Road, the normal route would be -proceed along in the direction of Malvern Link and then turn left into North Malvern Road, carry on along as this road becomes West Malvern Road. Continue on this road for some distance around the Hills, continuing after the Brewers Arms pub, Take the next turning on the right into Harcourt Road. POTENTIALLY THE ROAD MAY BE CLOSED IN THIS LOCATION. THE ALTERNATIVE ROUTE WOULD BE VIA THE WYCHE CUTTING, TURN RIGHT ONTO WEST MALVERN ROAD AND PROCEED ALONG UNTIL REACHING A LEFT HAND TURN INTO HARCOURT ROAD. Follow the road down hill for about half a mile and take the turning on the left into Mathon Road, signposted Colwall. 2 Virginia Cottages can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing, please call the Malvern office on 01684 561411.



**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

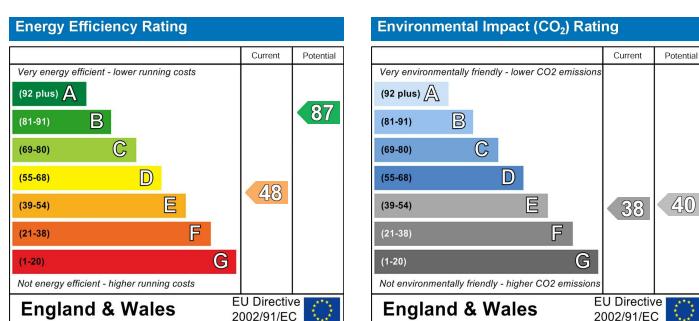
**SERVICES:** Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

**ENERGY PERFORMANCE RATINGS:** Current: E48 Potential: B87

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 822700



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