



29 Duke Of Edinburgh Way, Malvern, WR14 1AX

£249,950

A MID TERRACE HOUSE IN MALVERN LINK WITH THREE BEDROOMS AND A GOOD SIZED GARDEN.

The property briefly comprises:- reception hall, lounge, dining room open to kitchen, utility room, ground floor shower room, three bedrooms and a family bathroom. Parking is within a parking bay on the road. The front of the house is gravelled and the rear garden mainly lawned with a patio adjoining the house. The property has gas central heating and double glazing. Local shops and facilities are within a short walk.



29, Duke Of Edinburgh Way, Malvern, Worcestershire, WR14 1AX

ENTRANCE

uPVC door opens to:

HALL

With stairs to the first floor, radiator, laminate floor, door to understairs cupboard with light. Doors to:

LOUNGE

Front aspect double glazed window, double radiator, laminate floor.

DINING ROOM

Continuing laminate floor, double radiator, door to utility. Open to:

KITCHEN

Rear aspect double glazed window, rear aspect half glazed door to garden, kitchen units with single drainer sink unit, plumbing for dishwasher, four ring gas hob with filter hood over, oven and grill, hatch to small loft space which has a light.

UTILITY

Rear aspect double glazed window, worksurface with sink unit, cupboards under, plumbing for washing machine. Wall mounted Ideal gas central heating boiler, tiled floor. Door To:-

SHOWER ROOM

Shower enclosure with thermostatic shower, WC, radiator, tiled walls, tiled floor.

FIRST FLOOR LANDING

With hatch to loft which has a ladder and light, doors to:

BEDROOM ONE

Front aspect double glazed window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

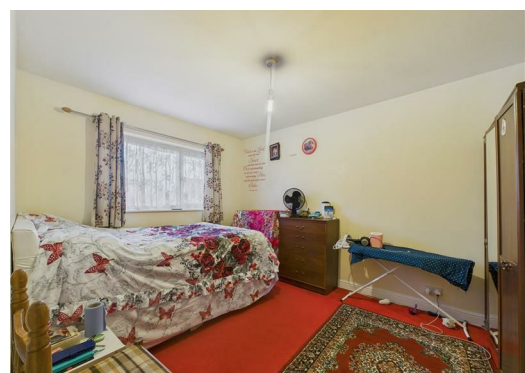
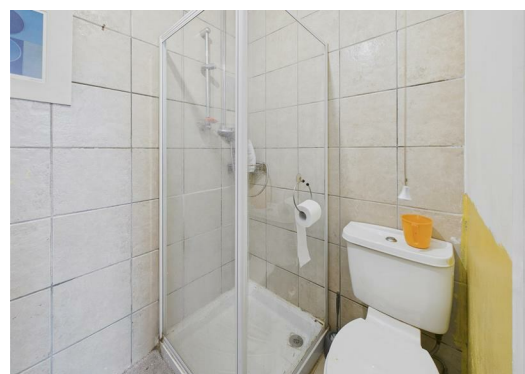
Front aspect double glazed window, radiator.

BATHROOM

Rear aspect opaque glazed window, bath with electric shower over, wash basin, WC, tiled walls, extractor fan, double radiator.

GARDEN

At the rear, there is a patio, large lawn with gravelled borders. The garden is bounded by fencing. The front garden is gravelled for ease of maintenance.



DIRECTIONS

From the Malvern office of Allan Morris, turn left in the direction of Worcester and proceed through the shopping centre of Malvern Link. After the traffic lights at Lower Howsell Road, take the third exit onto Queen Elizabeth Road and first right into Duke of Edinburgh Way. No 29 is on the left hand side. Parking is available in the parking bays.

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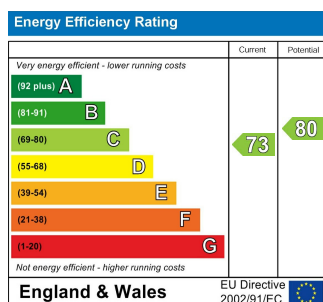
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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