



278 Worcester Road, Malvern, WR14 1BD

£250,000

A period mid terraced property with a long, well planted rear garden situated in Malvern Link with nearby access to the retail park and a range of shops and facilities in the Link plus a mainline London Paddington train station. The property offers well proportioned accommodation comprising:- entrance hall with understairs storage, sitting room with log burner, dining room with patio doors to garden, breakfast kitchen, two double bedrooms, large bathroom. The rear garden has a patio with greenhouse and opens onto a long garden with well stocked borders, trees towards the end and with working garden beyond with two sheds. The property benefits from gas central heating, double glazing and NO ONWARD CHAIN.



278, Worcester Road, Malvern, Worcestershire, WR14 1BD

ENTRANCE

Half opaque glass front door opens to:

RECEPTION HALL

With stairs to first floor, with door to large under stairs storage cupboard, radiator, central heating thermostat, stripped wood doors to:



SITTING ROOM 13'0" into bay from chimney breast x 11'11" (3.98m into bay from chimney breast x 3.65m)

Front aspect bay, double glazed window, double radiator under, fireplace with slate and brick hearth and Morso log burner, further double radiator, alcove cupboard and shelving.



DINING ROOM 12'8" x 10'4" (3.88m x 3.15m)

Rear aspect double glazed patio doors to garden, radiator, built in alcove cupboard.

DINING KITCHEN 18'9" x 9'3" max 8'9" min (5.73m x 2.83m max 2.67m min)

Rear aspect double glazed window, side aspect double glazed window, side aspect opaque glazed door to garden, double radiator, floor mounted 'Ideal' gas central heating boiler, fitted units to eye and base level with one and a half single bowl drainer sink unit with mixer tap, four ring gas hob with filter hood over, built in oven, plumbing for washing machine, space for further appliance.



FIRST FLOOR LANDING

With space over stairs and doors to:

BEDROOM ONE 12'9" x 10'4" (3.89m x 3.15m)

Rear aspect double glazed window, double radiator, small alcove cupboard.



BEDROOM TWO 11'11" x 10'9" (3.64m x 3.30m)

Front aspect double glazed window, double radiator under, small built in cupboard.

BATHROOM 11'4" x 8'8" (3.47m x 2.66m)

Rear aspect and side aspect opaque double glazed windows, bath with tiled surround and electric shower over, pedestal wash basin, low flush WC, hatch to loft space, airing cupboard with hot water cylinder and shelving.



OUTSIDE

At the front small area of garden and steps to front door. Access is also available via a right of way over the path to the left hand property and across the rear, accessing a gate to the rear of No 278.

At the rear, initial area outside kitchen with water butts, opening to a paved patio with greenhouse, electric point for mower, (outside lighting and pond pump, not currently used), planted borders. The garden continues with a central long lawn with a wide variety of shrubs and flowering plants giving colour and interest. The bottom of the garden has a cherry tree and a silver birch. The garden beyond the trellising has a large timber framed shed (needing repair) and a metal garden shed.

DIRECTIONS

From the office of Allan Morris proceed along the Worcester Road, A449. Proceed through Malvern Link passing the Texaco garage on the the right hand side, continue for a short distance and No. 280 is on the right hand side as indicated by the agent's For Sale board. Parking is available in Goodson Road just before the property. To book a viewing or for further details, please call the Malvern office on 01684 561411.





TOTAL FLOOR AREA: 1036 sq ft (96.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not necessarily to scale. The floorplan is for illustrative purposes only and should be used as such. It is the responsibility of the purchaser to have an independent survey carried out and to check any measurements or room sizes. The floorplan is the copyright of the vendor and must not be reproduced without their permission.

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

FIXTURES AND FITTINGS: Carpets and curtains, are included in the sale. Other items including appliances and furniture are also available to be purchased.

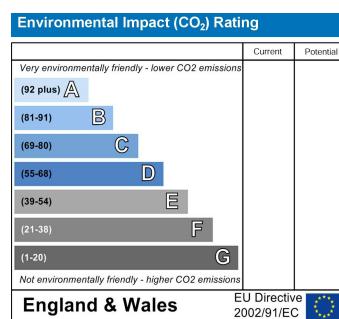
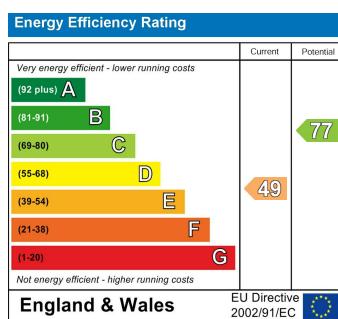
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: E49 Potential: C77

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700



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