



**66 Malvern Road, Powick, WR2 4RT**

**£290,000**

A semi-detached house located in the village of Powick, on a slip road, set back from the main road and within 2 mins walk of the school. The village also has two pubs, a church and a local shop/petrol station. Ideally located for access to Worcester and the bypass to the M5 Junction 7, plus only a short drive into Malvern.

Briefly comprising:- entrance hall with large understairs cupboard, sitting room with bay window, kitchen, rear lobby with gas central heating boiler, wc and separate ground floor refitted bathroom, three bedrooms. Outside there is a long garden to the front with potential for ample off road parking, plus space at the side of the property (potential to extend subject to pp), long rear garden with shed.



# 66, Malvern Road, Powick, Worcestershire, WR2 4RT

## ENTRANCE

Half opaque double glazed door opens to:

## HALL

With side aspect double glazed window, stairs to first floor, radiator, central heating thermostat. Doors to:

## SITTING ROOM 14'10" x 11'8" max (4.54m x 3.56m max)

Front aspect bay double glazed window, double radiator under, television aerial lead, telephone point, gas point for fire - capped off.



## UNDERSTAIRS CUPBOARD

With side aspect double glazed window, electric fuse board, hanging for coats, shelved cupboard.

## WC

Side aspect opaque double glazed window, low flush WC, radiator.



## BATHROOM 7'5" x 5'10" (2.27m x 1.80m)

Side aspect opaque double glazed window, large bath with mixer tap and thermostatic shower over with glass shower screen, wash basin with cupboard under, concealed cistern WC, tiled floor, heated towel rail.

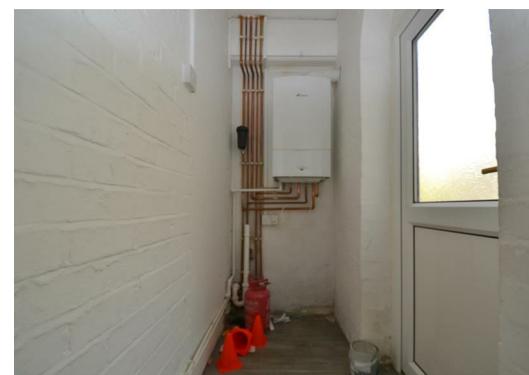


## KITCHEN 11'6" x 7'10" (3.52m x 2.40m)

Rear aspect double glazed window, fitted units with one and a half bowl single drainer sink unit with mixer tap, built in electric oven and hob with filter hood over, space and plumbing for dishwasher, double radiator. Door to:

## REAR LOBBY 6'2" x 3'0" (1.90m x 0.92m)

With opaque double glazed door to garden, wall mounted Worcester gas central heated boiler, plumbing for washing machine.



## HALF LANDING

With side aspect double glazed window.

## LANDING

With built in over stairs cupboard, hatch to loft space. Doors to:



## BEDROOM ONE 13'4" x 11'7" (4.07m x 3.54m)

Front aspect bay double glazed window, radiator under, telephone point.

## **BEDROOM TWO 10'0" x 7'11" min to wardrobe (9'11" max) (3.07m x 2.43m min to wardrobe (3.04m max))**

Rear aspect double glazed window, radiator under, built in wardrobe, built in cupboard.



## **BEDROOM THREE 9'2" x 7'8" (2.80m x 2.34m)**

Side aspect double glazed window, radiator under.



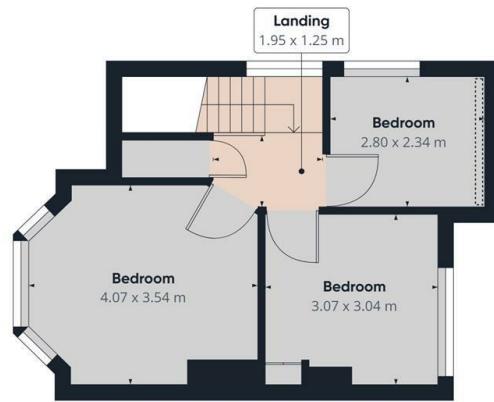
## **OUTSIDE**

Front garden with potential for off road parking, large lawned area with path to house and space at the side of the property. At the rear, outside tap by the back door, steps up to the garden with timber framed garden shed, large area of lawn with path to centre, fenced boundaries.

## **DIRECTIONS**

From Malvern follow the A449 in the direction of Worcester. On approach to the village of Powick, pass through the traffic lights and pass Powick Primary School on the left hand side. Take the next left by the speed limit sign into the slip road and No 66 is just to the right. To book a viewing please call our Malvern office on 01684 561411.



Approximate total area<sup>(1)</sup>63.18 m<sup>2</sup>

Reduced headroom

0.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**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, this includes the carpets.

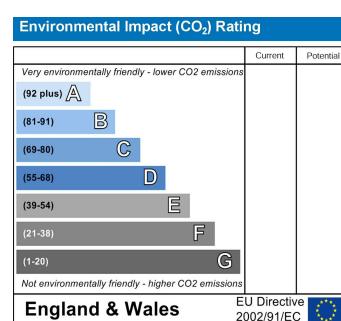
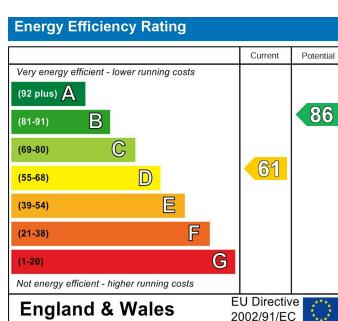
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

**ENERGY PERFORMANCE RATINGS:** Current: D61 Potential: B86

#### SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700



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