Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



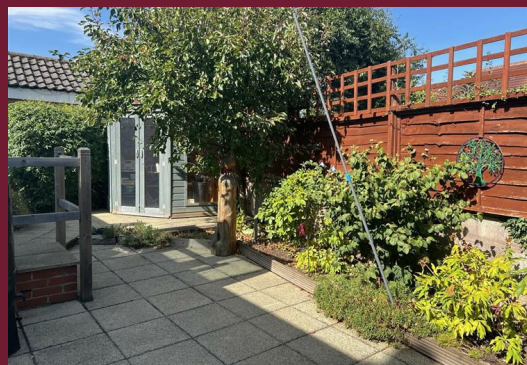
4 Redland Road, Malvern, WR14 1LY

Price Guide £285,000

A very well maintained, charming bungalow in this popular and convenient location. In brief, the accommodation comprises: hallway, living room, dining kitchen, two double bedrooms and newly installed shower room, utility/rear porch. Enhancing this lovely accommodation is an easily maintained and well planted rear garden plus off road parking. We highly recommend organising an internal viewing to appreciate what this property offers.
NO CHAIN SALE SITUATION







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MAYFAIR OFFICE GROUP

4, Redland Road, Malvern, WR14 1LY











Approached over the driveway to:

STORM PORCH
With front door opening into:

HALLWAY
With inset doormat, radiator, power points, access to part boarded loft, space with drop down ladder.

LIVING ROOM
Front facing double glazed bay window, side facing double glazed window, feature fireplace with coal effect electric fire, shelving, coving, picture rail and radiator.

BEDROOM ONE
Front facing double glazed bay window, coving, picture rail and radiator.

BEDROOM TWO
Rear facing double glazed window, coving, shelving and radiator.

SHOWER ROOM
Recently refurbished with rear facing double glazed obscure window, radiator, walk-in glazed shower cubicle, hand basin inset into vanity unit with drawers and cupboards, shelf and mirror over, further shelving unit with towel rail.

DINING KITCHEN
Side and rear facing double glazed windows, well appointed kitchen with matching range of wall and base units, built-in double oven and grill, inset ceramic hob, inset bowl and a half sink unit, integral slim line dishwasher, shelving, downlights, radiator and ample space for a table and chairs, double glazed door to:

UTILITY/REAR PORCH
Being brick and double glazed with space and plumbing for washing machine, work top with storage units under, shelving and double glazed door to the garden.

EXTERNALLY
The rear garden is fully enclosed but laid out to form a pretty but easily maintained garden. There is a good sized patio area, useful shed, well planted raised borders and a summerhouse. Gated access leads to the front of the property.
The front of the property provides off road parking and is fenced to both sides.

DIRECTIONS

From the Allan Morris office on the Worcester Road proceed in the direction of Malvern Link and Worcester. Follow the Worcester Road into Malvern Link, passing the fire station on the left hand side, take the second left into Cromwell Road, follow the road around to the left, proceed along Redland Road where the property can be found on the right hand side just after the road bends right. For further information or to arrange a viewing please call the office on 01684 561 411.

what3words

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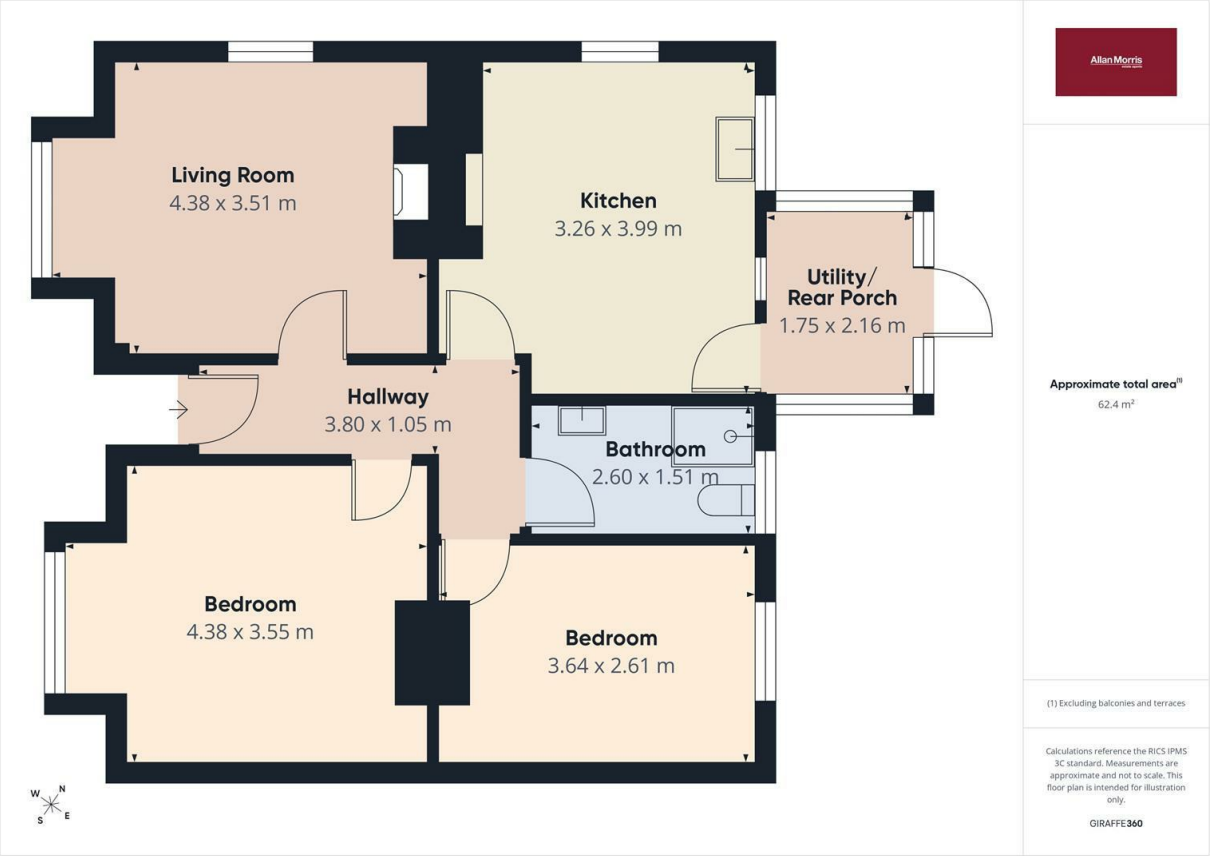




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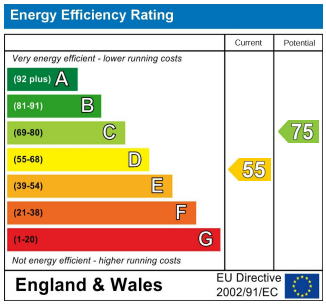
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets will be included, other items 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: C

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.

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
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(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
(iv) Rents quoted in these particulars may be subject to VAT in addition, and
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