



## 12 Mason Close, Malvern, WR14 2NF

**Offers Over £350,000**

A rare opportunity to acquire a detached property in a popular and central residential location. 12 Mason Close is a three bedroom detached property which requires investment and updating. Comprising; entrance hallway, sitting room, dining room, kitchen, rear passage, utility room, WC, double garage, three bedrooms and a bathroom. The property has views of the Malvern Hills to the fore. The property has a very generous rear/side garden with a patio terrace and a workshop/outbuilding that also has potential to improve. The property has had subsidence to the rear of the single storey garage/WC due to a large tree which has been removed but the remedial work is still required. The property has lots of scope to upgrade and extend subject to planning permission being granted. We highly recommend an inspection to appreciate the scope and potential on offer.





# 12, Mason Close, Malvern, Worcestershire, WR14 2NF

## **ENTRANCE HALL 10'0" x 6'8" (3.06m x 2.04m)**

Wooden front door, radiator, stairs to first floor.

## **SITTING ROOM 19'0" x 11'10" (5.80m x 3.61m)**

Three aspect with front and side windows and rear facing sliding patio doors, two radiators, tiled fireplace, television point.

## **KITCHEN 16'7" x 9'0" (5.08m x 2.75m)**

Rear facing window, side door and door to dining room, two built in cupboards/pantries, range of wooden kitchen units with sink and draining unit, electric cooker point.

## **DINING ROOM 11'10" x 10'0" (3.62m x 3.07m)**

Front facing window, radiator.

## **SIDE PASSAGE 20'0" x 4'5" (6.11m x 1.37m)**

Front and rear door, tiled floor.

## **INNER PASSAGE**

Side facing window, doors to:

## **UTILITY ROOM 8'3" x 6'4" (2.52m x 1.94m)**

Rear facing window, sink and water supply, plumbing for washing machine.

## **WC 4'9" x 2'8" (1.45m x 0.83m)**

Rear facing window, low level WC, wash basin.

## **GARAGE 24'7" x 14'1" max (7.50m x 4.30m max)**

Large garage/workshop, wooden double doors, access to loft space, power and light.

## **FIRST FLOOR LANDING**

Dual aspect with front and rear facing windows, two radiators, telephone point, loft access, storage cupboard, view of hills.

## **BEDROOM ONE 12'8" x 11'10" (3.87m x 3.63m)**

Front facing double glazed window with view of the Malvern Hills, built in storage/wardrobes, radiator, telephone point.

## **BEDROOM TWO 11'9" x 9'11" (3.60m x 3.04m)**

Front facing double glazed window, view of Hills, radiator, built in airing cupboard with hot water tank, additional storage.

## **BEDROOM THREE 11'10" x 8'5" (3.61m x 2.57m )**

Rear facing window, radiator.





### **BATHROOM 11'9" x 5'11" (3.60m x 1.82m)**

Dual aspect, panel bath, shower cubicle, low level WC, wash basin, radiator, part tiled walls.

### **OUTSIDE - DRIVEWAY AND FRONTAGE**

The property has a double gated driveway to the fore of the garage and a path to the front door. Gardens extend to the terrace at the side and the remainder of the garden.

### **GARDEN**

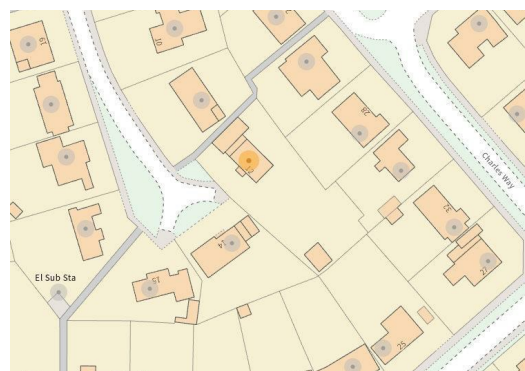
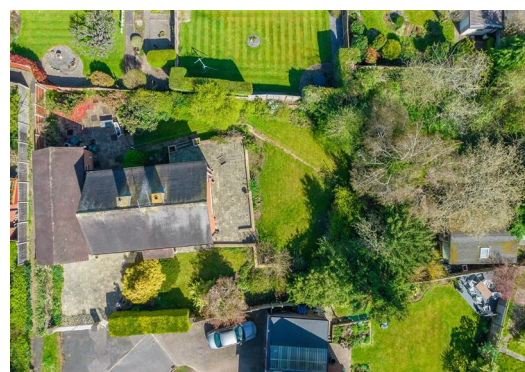
The property enjoys a generous garden to the rear and the side, with a slab patio terrace, steps then lead down to a section of lawn with shrub planted borders. The remainder of the garden is more wild with mature trees and larger shrubs. At the far end of the garden is a workshop/outbuilding in poor repair that has potential as a useful workshop or home office.

### **AGENTS NOTES**

The property has damage to the rear of the single storey section to the rear of the garage/utility/wc. This was caused by tree roots from a tree since removed. Buyers are recommended to consider this before viewing as it may or may not affect the mortgagability of the property, depending on the individual lender criteria.

### **DIRECTIONS**

From the Malvern office of Allan Morris, proceed left, in the direction of Worcester. Go through the traffic lights and Link Top, and proceed to the traffic lights in Malvern Link, taking the right hand turn into Pickersleigh Road. Just after the Morgan Factory, turn left into the slip road leading to Charles Way and bear right. Take the next left and bear left into Mason Close. Follow Mason Close to the very end, where the property will be found on the left hand side. For more details or to arrange a viewing appointment, please call our Malvern office on 01684 561411. Viewing is strictly by appointment.





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

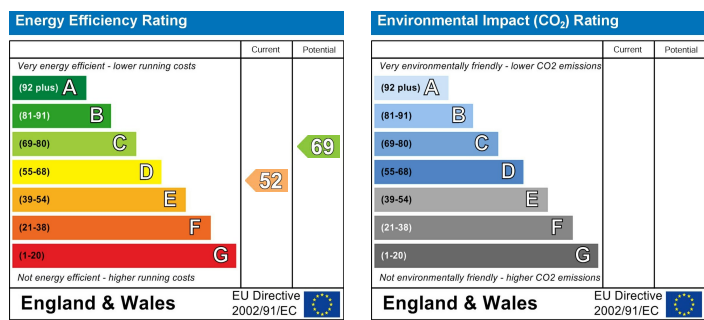
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: E

**ENERGY PERFORMANCE RATINGS:** Current: E52 Potential: C69

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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