



**1 Upper Chase Road, Malvern, WR14 2BT**

**£312,500**

A character, semi detached home with flexible accommodation over three floors and very conveniently located for shops in Barnards Green, primary and secondary schools and the mainline train station. The accommodation comprises:- entrance hall, sitting room through dining room, open to kitchen, lower ground floor with sitting room/bedroom and storage cupboard, first floor with two bedrooms plus an internal office/occasional bedroom, large bathroom with roll top bath and separate shower. Outside there are gardens at the front and rear with space to sit out and access to the garage and parking space. Viewing highly recommended to appreciate the flexibility of the family home.



# **Sixways, 1, Upper Chase Road, Malvern, WR14 2BT**

## **ENTRANCE**

Opaque multi pane door opens to:

## **HALL**

With original tiled floor, radiator, stripped wood stairs to the first floor. Door to:-



## **DINING ROOM**

With exposed brick chimney breast, wood effect floor, double radiator, built-in alcove cupboard, doorway to kitchen, through to:



## **SITTING ROOM**

Front aspect double glazed window, decorative fire surround, alcove shelving, double radiator, continuing wood effect floor.

## **KITCHEN**

Rear aspect double glazed window, radiator, tiled floor, fitted units to eye and base level with one and a half bowl single drainer sink unit with mixer tap, space and plumbing for dishwasher, space for electric oven. Door to stairs to lower ground floor. Open to:



## **SIDE AREA**

uPVC double glazed door to rear garden, rear aspect and side aspect double glazed windows, traditional single radiator, tiled floor.

## **LOWER GROUND FLOOR**

With wood effect floor, door to built-in storage cupboard with electric fuse board, shelving. Doorway to:



## **BEDROOM/SNUG**

With double glazed velux window to front aspect, wood effect flooring with under floor heating.

## **FIRST FLOOR**

Stripped wood floor boards, access to loft space, door to cupboard with plumbing for washing machine and shelving. Doors to:



## **BATHROOM**

Rear aspect opaque double glazed window, large shower enclosure with thermostatic shower, ball and claw bath with taps to centre, WC, wash basin with cupboard under, tiled floor, heated towel rail.

## **BEDROOM TWO**

Rear aspect double glazed window, radiator under, alcove wardrobe.

## **OFFICE/OCCASIONAL BEDROOM**

Internal room with radiator and shelving.

## **BEDROOM ONE**

Front aspect double glazed window with view of the Hills, radiator under, built-in double wardrobe.

## OUTSIDE

The rear garden is paved for ease of maintenance, with an outside tap, seating area, garden shed, steps down to courtesy door to single garage, gate to parking, gate to front garden. The front garden is lawned with flower bed borders and has a gate to the front.

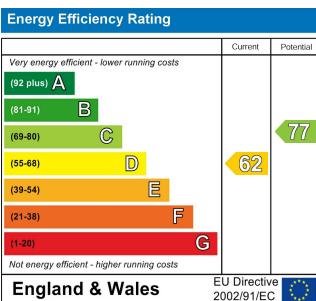
## DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street and across the traffic lights and continue onto Barnards Green Road. At the traffic island take the second exit, (going almost straight on) onto Upper Chase Road and No 1 can be found on the left hand side.

## what3words

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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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