



**130 Pickersleigh Road, Malvern, WR14 2RT**

**£365,000**

A beautifully presented, detached bungalow situated on a generous plot and within easy reach of local facilities at both Barnards Green and Malvern Link. The bungalow has been extended at the side, which could be incorporated back into the original, but works beautifully as self-contained, one bedroom accommodation. The property itself has two double bedrooms, living room, dining kitchen, shower room and loft room. The annexe has partitioned off kitchen/living room, bedroom and full bathroom. Externally, there is a generous lawned garden, summer house, shed and Hill views at the rear, a generous frontage with ample parking. Offered in a NO CHAIN SALE situation, we strongly recommend viewing internally.



# 130, Pickersleigh Road, Malvern, WR14 2RT

## ENTRANCE

Approached over generous frontage, through gate to uPVC side entrance, door opens into:

### BREAKFAST KITCHEN 9'8" x 7'7" (2.96m x 2.33m)

Dual aspect rear and side facing double glazed windows, fully fitted with matching range of wall and base units, two breakfast bars, inset bowl and half stainless steel sink unit, Baxi central heating boiler, Zanussi cooker with hood over, radiator, twin opening doors onto the patio, doorway to:



### LIVING ROOM 32'3" x 8'3" (9.83m x 2.52m)

uPVC double glazed patio doors offering views up to the Hills, radiator, power points and television point, doorway to Inner Hall. Door to:



### SHOWER ROOM 5'8" x 4'7" (1.75m x 1.40m)

Extensively tiled, obscure double glazed window, vanity unit with ceramic basin, close coupled WC, ladder style radiator, glazed shower cubicle, extractor unit.



### INNER HALL 3'7" x 12'3" (1.11m x 3.75m)

With radiator, door to the annexe, loft hatch with drop down ladder to:

### LOFT ROOM 13'4" x 9'0" (4.08m x 2.76m)

With twin velux windows.



### BEDROOM TWO 11'0" x 7'11" (3.36m x 2.43m)

Front facing double glazed window, tiled (sealed) fireplace, built-in cupboard, radiator.

### BEDROOM ONE 11'10" x 10'0" (3.63m x 3.05m)

Front facing double glazed window, radiator, power points, telephone and internet point, picture rail.



### ANNEXE 32'3" x 8'3" (9.83m x 2.52m)

A lovely addition which is open plan, but cleverly divided into rooms. To the front are double opening double glazed doors onto the frontage. The kitchen/living area has a range of matching wall and base units, electric cooker with hood over, breakfast bar, integral fridge, three electric programmable radiators. A storage unit separates the bedroom area with ample space for a double bed and leads to the bathroom

### ANNEXE BATHROOM 5'6" x 8'3" (1.68m x 2.53m)

This comprises a white suite with square 'P' bath with shower over, pedestal hand basin, close coupled WC, obscure double glazed window, ladder style radiator and extractor unit.

## EXTERNALLY

The rear garden is fully enclosed, private and level with views up to the Malvern Hills, it is essentially laid to lawn with stone chipping walkways/patio areas. A flag stoned walkway leads to a cute brick-built out-house with glazed double opening doors. To the side of the bungalow is a further stone chipping walkway and this the lawn lead to a good sized wooden shed, tap and gate to the front.



## FORE GARDEN

The fore garden has a generous parking area for several vehicles, fencing a lawn and open fencing to the front and a small picket fenced area separating the annexe access and giving outside space.



## DIRECTIONS

From Great Malvern proceed down Church Street and go straight on at the lights and take the fifth left turn onto Madresfield Road. Follow the road past the cemetery on the right and at the mini roundabout take the first left onto Pickersleigh Road. At the traffic lights go straight on and No 130 is just on the left hand side after the turning for Cedar Avenue. For more details or to book a viewing, please call our Malvern office on 01684 561411.





## EPC

## Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**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: C

**ENERGY PERFORMANCE RATINGS:** Current: D60 Potential: B88

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270

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