



**15 Queen Elizabeth Road, Malvern, WR14 1AU**

**£257,500**

A renovated mid-terrace property with well proportioned accommodation, off road parking for two cars and a large rear garden.

The attractively presented accommodation briefly comprises:- reception hall, through living room, dining kitchen with built in storage cupboard, cloakroom, three bedrooms, bathroom with bath and separate shower, store room with gas central heating boiler. Outside the gravelled drive gives ample parking for two cars and at the rear the south facing large garden has a deck adjoining the house, large lawn with fenced boundaries and a garden shed. Viewing highly recommended.



# 15, Queen Elizabeth Road, Malvern, WR14 1AU

Double glazed front door and matching side panel, opening into:

## HALLWAY

With radiator, coat hooks, stairs to the first floor and contemporary oak doors to:

## DINING KITCHEN

With modern, matching range of wall and base units (soft closure), with inset gas hob with cooker hood over, built-in eye level oven, tiling to work surfaces, ceramic sink unit with mixer tap, front and rear facing double glazed windows, double glazed rear door, to garden, two radiators, new flooring, door to walk-in under stairs storage cupboard housing the electric meter and power points and shelving. Door to :-

## CLOAKROOM

With close coupled WC and wall mounted hand basin, extractor fan.

## SITTING ROOM

A bright and airy room with front facing double glazed window and rear opening double French doors, contemporary log and flame effect Dimplex wall mounted electric fire, double radiator, telephone point.

## FIRST FLOOR LANDING

Stairs to first floor landing with access to the part boarded loft space and doors to:

## BEDROOM ONE

With front facing double glazed window and radiator.

## BEDROOM TWO

With front facing double glazed window, radiator, built-in wardrobe with hanging rail and shelving.

## BEDROOM THREE

With rear facing double glazed window and radiator.

## BATHROOM

With rear aspect opaque double glazed window, non slip floor and comprising: pedestal wash hand basin, panelled bath, close coupled WC, separate shower cubicle with thermostatic shower with glazed door, contemporary tiling, extractor fan and heated towel rail.

## BOILER ROOM

With rear aspect double glazed window, wall mounted Worcester gas central heating boiler.



## OUTSIDE

The rear garden is level and gets a lot of sunshine. There is a wide deck adjoining the house and step down to a large lawn which is bounded by fencing and has a garden shed

The fore garden has been gravelled to give off road parking for two cars with hedging to both sides.

## DIRECTIONS

From the Malvern office of Allan Morris, turn left in the direction of Worcester and proceed through the shopping centre of Malvern Link. After the traffic lights at Lower Howsell Road, take the third exit onto Queen Elizabeth Road and no. 15 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.

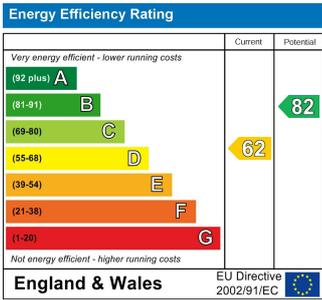
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: D62 Potential: B82

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

EPC

Material Information Report



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