



3 Merton Road, Malvern, WR14 1ND

£230,000

A well presented, mid terraced property offering well proportioned rooms with a first floor bathroom and ground floor cloakroom. The property is located within Malvern Link and has a wide range of shops and facilities within a very short walk including the mainline train station and Malvern Link Common.

Briefly comprising:- entrance porch, sitting room with log burner, dining room with under stairs cupboard and french doors to garden, open plan to kitchen, with utility/wc beyond.

To the first floor are two double bedrooms and a large shower room with twin wash basins.

The rear garden is enclosed with a shed and there is gated access to the front.



3, Merton Road, Malvern, Worcestershire, WR14 1ND

ENTRANCE

uPVC porch with opaque multi panel door opens to:

SITTING ROOM 11'9" x 11'9" (3.6m x 3.6m)

Front aspect double glazed window, traditional style radiator under, laminate floor, fireplace with log burner. Doorway to:

DINING ROOM 15'1" x 11'8" (4.6m x 3.58m)

Rear aspect uPVC double glazed door to garden, ornamental fireplace, laminate floor, stairs to first floor, radiator.

Door to under stairs cupboard.

Open to:

KITCHEN 9'9" x 6'8" (2.99m x 2.05m)

Side aspect uPVC double glazed window. Fitted units to eye and base level with ceramic sink unit, space for fridge freezer, plumbing for dishwasher, gas and electric cooker point, space for microwave within cupboard, wine rack. Tiled floor. Door to:

UTILITY ROOM/WC 6'7" x 6'8" (2.03m x 2.05m)

Side aspect opaque double glazed window. Work surface with plumbing for washing machine, wall mounted cupboard. Low flush WC. Double radiator, continuing tiled floor.

FIRST FLOOR LANDING

With access to loft. Doors to:

BEDROOM ONE 11'8" x 9'8" (3.57m x 2.95m)

Front aspect double glazed uPVC window, traditional style radiator, built in alcove wardrobes, decorative fireplace.

BEDROOM TWO 12'0" x 8'5" (3.67m x 2.58m)

Rear aspect uPVC double glazed window, built in double wardrobe.

BATHROOM 9'2" x 6'8" (2.8m x 2.05m)

Rear aspect opaque double glazed window. Large open shower with glass screen and rainfall shower, twin wash basin with mixer tap and cupboards under, close coupled WC, traditional radiator, heated towel rail, half tiled walls, extractor fan.



OUTSIDE

Block paved and flag stoned terrace with raised beds along the border. Large garden shed with glazed windows to front and side and canopy roof. Fenced boundaries. Gate giving access to front via No 4. At the front of the house is a small area of low maintenance garden.

DIRECTIONS

From the Allan Morris office on the Worcester Road continue along in the direction of Malvern Link. Go past the Community Hospital on the left and into Malvern Link. At the traffic lights turn left into Richmond Road and then take the first left into Merton Road. Follow the road to the left and No 3 can be found on the right hand side. Parking is available on the road. For more details or to book a viewing, please call the Malvern Office on 01684 561411 or email malvern@allan-morris.co.uk.





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

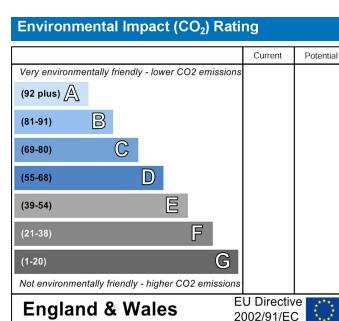
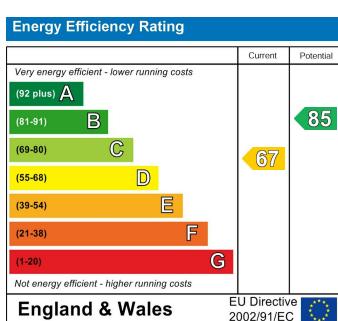
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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 D67 Potential: B85

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



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:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 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;
- 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;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London