Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
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110 Leigh Sinton Road, Malvern, WR14 1LF

£320,000

A semi-detached house located close to facilities in Malvern Link including primary and secondary schools, local shops, a mainline train station, post office and supermarkets. The property has family sized accommodation with a good sized garden with workshop, offering versatility and extended space.
Briefly comprising:- hall with storage, sitting room, fitted kitchen with built in appliances and door to drive, dining room, conservatory overlooking good sized garden, external utility/store room, three bedrooms and a bathroom. Within the garden is a large workshop with double doors to the front, large timber framed garden store, greenhouse, lawn with mature planted boundaries and pergola, side access to parking at the front of the house.

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OFFICE GROUP

110, Leigh Sinton Road, Malvern, WR14 1LF

uPVC opaque double glazed door opens to:

RECEPTION HALL
With hall cupboard, side aspect opaque double glazed window, stairs to first floor with understairs cupboard with light, radiator, wood floor. Doors to:

SITTING ROOM
Front aspect double glazed window, double radiator, fireplace with open grate, decorative tiles and carved timber mantle.

INNER HALL
With central control heating panel, doors to:

KITCHEN
Rear aspect double glazed window onto conservatory, side aspect uPVC opaque double glazed door to drive, fitted cupboards with one and a half bowl single drainer sink unit, five ring gas hob, double oven, space for fridge freezer, extractor fan.

DINING ROOM
Rear aspect double glazed patio doors to conservatory, fireplace with gas fire point, stripped wood floor, radiator.

CONSERVATORY
uPVC double glazed windows with French doors to garden, poly carbonate roof.

HALF LANDING
With side aspect opaque double glazed window.

LANDING
With doors to:

BATHROOM
Rear aspect opaque double glazed windows, P shaped bath with rainfall and adjustable showers, wash basin with cupboard, enclosed cistern WC, heated towel rail, cupboard housing Worcester Bosch boiler.

BEDROOM TWO
Front aspect double glazed window, radiator.

BEDROOM THREE
Front aspect double glazed window, radiator, hatch to loft space, built-in double cupboard/wardrobe.

BEDROOM ONE
Rear aspect double glazed window, radiator.

SHED TWO 11'9" x 7'10" (3.6m x 2.4m)
With electricity, double doors to front aspect, newly fitted metal roof.

WORKSHOP
Double doors to front, two side aspect double glazed windows with power.

REAR GARDEN
With garden pond adjoining the steps from the conservatory, patio area with pergola framework, mature boundaries with trees, greenhouse, garden tool store, gate to side access. At the side of the house, door to outside utility room with plumbing for washing machine, external power point, outside tap and gate to front.

FRONT GARDEN
With mature garden with raised beds with salad and raspberries, mature tree, wall and gates and parking for one vehicle.

DIRECTIONS
From the Allan Morris office on the Worcester Road travel in the direction of Worcester. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road.

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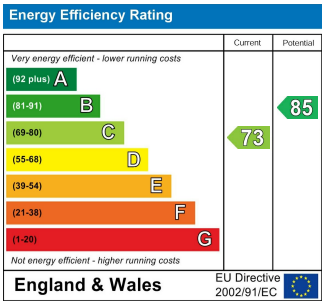
EPC

Material Information Report



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.

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: C73 Potential: B85

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

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