



## 5 Handbury Road, Malvern, WR14 1NN

**Open To Offers**  
**£350,000**

We are pleased to offer for sale this traditional detached bungalow with generous living accommodation but in need of some cosmetic refurbishment. Comprising, hallway, sitting room, dining room, garden room, breakfast kitchen, utility, two shower rooms and two bedrooms. This property stands on a generous plot, the majority of the garden being positioned to the rear of the residence with an addition vegetable plot to the rear. The property is set back from Handbury Road by an easy to maintain gravel fore garden and off road parking. It's location is within walking distance of Malvern Link where you will find a comprehensive range of amenities, shops and transport links. NO CHAIN SALE SITUATION.



## 5, Handbury Road, Malvern, WR14 1NN

### ENTRANCE

Double glazed front door opening into the porch with light and further double glazed door opening into:

### HALLWAY

Radiator, power points, shelving, access to the loft space, built-in storage cupboards.

### LIVING ROOM 15'1" into bay x 11'9" (4.6m into bay x 3.6m)

Double glazed square bay window to the front, radiator, stone fireplace with wood surround and stone hearth with inset coal effect gas fire, power points, telephone point.

### DINING ROOM 10'9" x 9'10" (3.3m x 3m)

Side facing double glazed window, radiator, fuse board, shelving, power points, door to:

### KITCHEN 11'9" x 9'10" (3.6m x 3m)

Side facing double glazed window, fully tiled with matching range of wall and base units, inset gas hob with extractor hood over, stainless steel sink unit, integral dishwasher, boiler cupboard housing the Worcester Bosch boiler, with storage cupboard below, inset Bosch oven and matching Bosch microwave, integral fridge freezer, tiled floor, radiator, door to:

### SUN ROOM 13'0" x 10'3" (3.98m x 3.13m)

Tiled floor, fitted cupboards with work top, radiator, television point, wall lights, open reach connector, power points, double glazed window and double glazed doors opening onto the patio.

### REAR HALL

From the kitchen a rear hall with coat hooks, radiator and double glazed door. Doors leads off to:

### SHOWER ROOM 6'10" x 6'2" (2.1m x 1.9m)

Tiled floor, close coupled WC, extractor unit, built-in cupboard, shower cubicle with Mira shower, pedestal hand basin, radiator, glass shelf and mirror fronted medicine cabinet, obscure double glazed window.

### UTILITY ROOM 6'2" x 5'10" (1.9m x 1.8m)

Obscure double glazed window, built-in base units with stainless steel sink unit, power points, wall mounted cupboard.

### SHOWER ROOM 10'5" max x 5'10" (3.2m max x 1.8m)

From the front hallway is a shower room - obscure double glazed window, glazed shower cubicle, handbasin set into vanity unit, bidet, close coupled WC, radiator, shelf, mirror and shaver point and light, mirror fronted medicine cabinet.

### BEDROOM TWO 10'9" x 8'5" (3.3m x 2.59m)

Side facing double glazed window, television aerial, power points, radiator, built-in wardrobes with over bed storage cupboards and light.





### **BEDROOM ONE 13'1" x 10'5" (4m x 3.2m)**

Front facing double glazed window, built-in furniture including: drawers, wardrobes, over-bed storage, bedside tables, power points.

### **OUTSIDE**

The REAR GARDEN is of a generous size, well maintained and ideal for the keen gardener. There is a good sized patio from the sun room and this leads to a level lawn with well stocked flower borders and beds, fruit trees and a screened vegetable bed area. There is a wooden garden shed, good sized greenhouse and a further wooden workshop with power and light. A pathway proceeds to a covered walkway and gate to the front. The FRONT GARDEN is fenced and the driveway offers good parking area. The garden has some shrubs and planting and a large gravel bed with double wrought iron gates to the road.

### **DIRECTIONS**

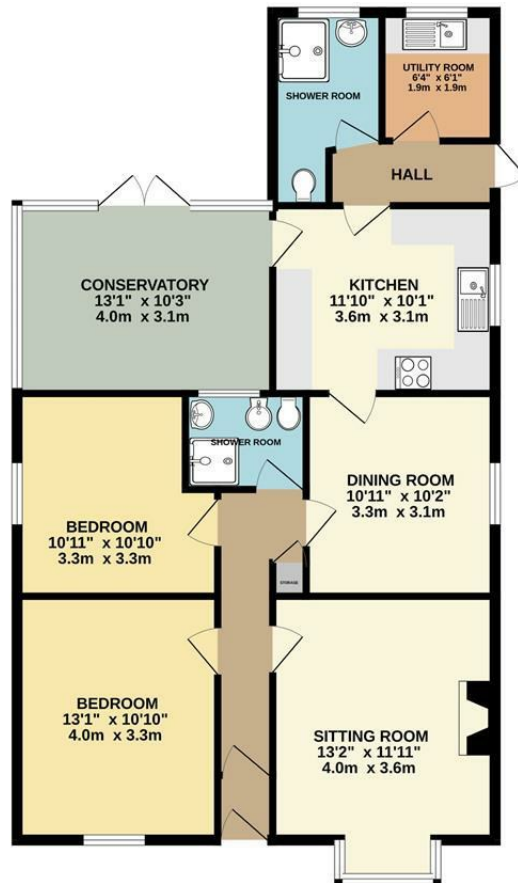
From the office of Allan Morris proceed along the Worcester Road heading towards Malvern Link. At the traffic lights on the crossroads, turn left into Richmond Road and left at the end into Church Road. Take the next turning on the Right into Lambourne Ave. Follow right to the end and the junction with Handbury Road turning right again. No 5 can be found on the right hand side indicated by the For Sale sign. For more details or to book a viewing please call our Malvern office on 01684 561411.

### **what3words**

///vessel.shin.voting



GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



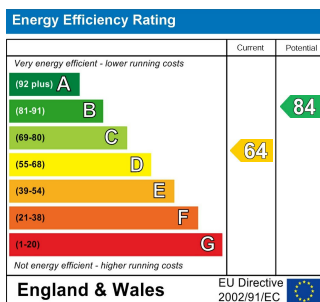
TOTAL FLOOR AREA: 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

## EPC

## Material Information Report



**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 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: D

**ENERGY PERFORMANCE RATINGS:** Current: D64 Potential: B84

### SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

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