



**1 Redland Road, Malvern, WR14 1LY**

**Price Guide £225,000**

A charming, period, end of terrace house with three bedrooms. Although in need of some updating/modernisation, this home offers generous living space with the benefit of high ceilings and other traditional features. In brief, the accommodation comprises: Hallway, living room through to dining room, kitchen, three bedrooms and the bathroom. There is a gated fore garden and an enclosed rear garden which has been lovingly planted and maintained. The house is offered in a NO CHAIN SALE situation and early viewing is highly recommended.



# 1, Redland Road, Malvern, Worcestershire, WR14 1LY

## ENTRANCE

Approached through wrought iron gate and path to the front door opening into:

## HALLWAY

Radiator, stairs to first floor, coat hooks, understairs cupboard with power point.

## LIVING/DINING ROOM

Windows to the front, and to the living room area, radiator, feature fireplace, square arch to dining area. Built-in cupboard and shelving, two radiators, windows to the rear garden. Door to hallway.

## KITCHEN

Rear facing window and door, range of matching wall and base units, space for washing machine, Worcester Bosch central heating boiler.

## FIRST FLOOR LANDING

Side facing window on the landing, access to loft space with ladder which is part boarded and has a light.

## BEDROOM TWO

A generous double room with rear facing window, radiator, picture rail.

## BATHROOM

Coloured suite comprising: panelled bath with shower over, pedestal hand basin, close coupled WC, radiator, obscure glass window and cupboard with radiator.

## BEDROOM ONE

A generous double with front facing window, radiator, feature fireplace, shelving, picture rails.

## BEDROOM THREE

Front facing window, radiator.

## EXTERNALLY

The rear garden is enclosed and has been well constructed, planted and maintained over the years. There is a patio to the rear of the house and to the side is a gated walkway to the front. Benefitting from a further patio area, raised shrub and flower borders, a lawned area and walkway to the bottom of the garden, where there are two sheds. The foregarden is walled, fenced and hedged with a wrought iron gate and path to the front door.



## DIRECTIONS

From the Allan Morris office on the Worcester Road proceed in the direction of Malvern Link and Worcester. Follow the Worcester Road into Malvern Link, passing the fire station on the left hand side, take the second left into Cromwell Road and turn left into Redland Road. The property is the first on the left as the road bends to the right, as identified by our For Sale board. For further information or to arrange a viewing please call the office on 01684 561 411.

## what3words

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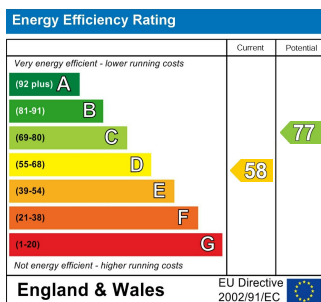
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets and curtains are included and other items 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

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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