



Allan Morris
estate agents

60, St. Andrews Road, Malvern, WR14 3PP

 **MAYFAIR**
OFFICE GROUP

St. Andrews Road, Malvern, WR14 3PP

A well appointed, refurbished property in a sought after location with views of the Malvern Hills from the rear. Located within a short walk of primary and secondary schools, a mainline train station and local shops and facilities in Barnards Green, plus nearby access to walks on the Common and to the Hills. The property offers accommodation comprising:- lobby, reception hall with cloakroom, sitting room, kitchen with integrated appliances open to living room with French doors to garden plus study area, utility room, three bedrooms, family bathroom and ensuite shower room. A lovely feature of the home is the long West facing garden with patio, sun terrace, lawn, play space and veg beds. Viewing of the property is highly recommended.



Original front door opens to:

LOBBY

With front aspect double glazed window, space saving radiator, hanging for coats, open to:

RECEPTION HALL

With oak veneer floor, stairs to first floor with under stairs cupboard. Doors to:

CLOAKROOM

With WC, wash basin with cupboard under, shelf and mirror, extractor fan, heated towel rail, continuing wood floor.

SITTING ROOM

Front aspect double glazed bay window with shutters, bespoke shelving to one wall, double radiator.

KITCHEN/DINING ROOM

Side aspect double glazed window, fitted kitchen with range of eye and base level units with granite work surface, Belfast sink, integrated dishwasher, two integrated fridges and Cuisinemaster electric five ring cooker. Radiator, wood floor, open to:

LIVING ROOM

with double glazed French doors to garden, double radiator, open to:

STUDY AREA

Rear aspect double glazed window, shelving. Door to:

UTILITY

Side aspect double glazed window, single drainer sink unit, wooden work surface, plumbing for washing machine, space for tumble dryer, wall mounted Potterton boiler, high level shelving, tiled floor.

FIRST FLOOR LANDING

Two side aspect double glazed windows, hatch to loft space. Doors to:

BATHROOM

Front aspect opaque double glazed window, bath with tiled surround and adjustable and rainhead shower with waterfall taps, WC, wash basin with waterfall tap and cupboard under, heated towel rail, tiled floor.

BEDROOM TWO

Front aspect double glazed bay window with shutters, double radiator under, side aspect original circular window, high level cupboards.

BEDROOM THREE

Side aspect opaque double glazed window, double radiator, fitted wardrobes and cupboards to one wall.

BEDROOM ONE

Rear aspect double glazed window with view over the garden and to the Worcestershire Beacon, radiator under, fitted wardrobes to one wall with hanging and shelving and cupboards over. Door to:

ENSUITE

Rear aspect opaque double glazed window, large tiled walk-in shower enclosure with adjustable and rainhead showers, glass screen, wash basin with waterfall tap, WC, heated towel rail, tiled floor, industrial style shelving.

OUTSIDE

At the rear a large patio adjoins the house, access to both sides of the property. Steps up to paved sun terrace, with large lawn with flower beds, inset shrubs and mature trees, vegetable beds, sand pit and wooden garden shed. At the front paved off road parking with small area of lawn.

ASKING PRICE - £525,000

DIRECTIONS

From the town centre, proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first

right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right, to the junction with Court Road. Turn right and proceed along St Andrews Road, where the property can be found on the right hand side.

ADDITIONAL INFORMATION

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

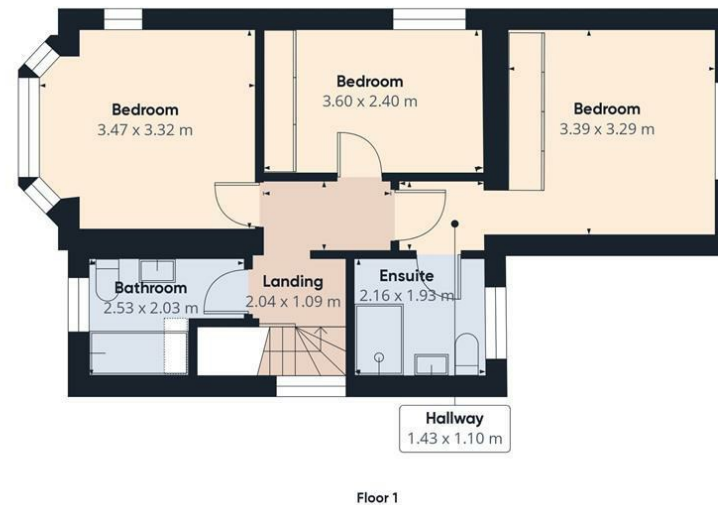
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity, water, gas 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 at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D68 Potential: B86

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



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Approximate total area⁽¹⁾
95.58 m²

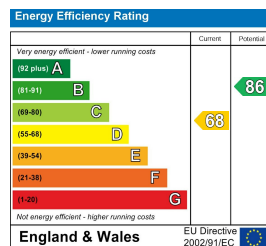
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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EPC



Material Information Report



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