Allan Morris
estate agents

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72 Guarlford Road, Malvern, WR14 3QT

£225,000

In a delightful setting just outside the Barnards Green centre, this characterful cottage has been lived in and loved for many years by one careful owner. In need of some refurbishment, in brief, the accommodation comprises: porch, kitchen, bathroom, living room and dining room, on the ground floor. To the first floor are two double bedrooms, the main one having an en suite WC and hand basin, plus a third bedroom through bedroom two. A cellar is a welcome addition for storage, with the generous and level garden plus lovely views being an added benefit. There are two marked parking spaces at the property. The house is offered in a NO CHAIN SALE situation.

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MAYFAIR OFFICE GROUP

72, Guarlford Road, Malvern, WR14 3QT

ENTRANCE
The property is accessed via a shared driveway serving no. 72 and 74 Guarlford Road and the Old Elm Forge. No 72 benefits from 2 marked parking spaces. A gravelled path extends across the frontage of the property and a flagstone walkway runs along the sideo f the house to the:

PORCH
Brick and glazed construction with shelving, inset door mat and door to:

KITCHEN
Range of fitted wall and base units, small paned side facing window, gas cooker with hood over, Worcester central heating boiler, cooker hood, radiator, shelving, doorway to dining room and door to:

BATHROOM
Radiator, obscure glass double glazed window, panelled bath with shower over, wall mounted hand basin, low flush WC, medicine chest, shelving and obscure glass window,

DINING ROOM
With side facing window, radiator, shelving, stairs and door to first floor, inner hall with front door and and door to:

CELLAR
Shelving, side light ingress, table and cupboards, power points and light to the stairs.

LIVING ROOM
Front facing window, radiator, television cable, gas fire connection, views over the common, shelving and radiator.

FIRST FLOOR LANDING
With side facing window.

BEDROOM ONE
Front facing window, radiator, two built-in wardrobes, corner shelf and door to:

ENSUITE WC
Close coupled WV, wall mounted hand basin, high level window onto landing.

BEDROOM TWO
Side facing window with lovely views over the common to the hills, with door and step down to:

BEDROOM THREE
Rear facing window, with lovely views over the gardens, radiator and shelf.

OUTSIDE
With a very tidy grass frontage and pathway to the side and main door. Path continues to the rear, where there is a very generous garden which is level and essentially laid to lawn. With a goodsized patio area by the house and well stocked borders which have been extensively planted over the years. The garden continues down with some fruit trees, raised cultivateable bed, and more lawn. There are rural views to the rear and lovely views to hills and over the Common from the side and front.

DIRECTIONS
From the Malvern office of Allan Morris, proceed down Church Street, through the traffic lights to Barnards Green. Take the third turning on the left and proceed forwards through the shops onto the Guarlford Road. After the Bluebell Public House and just before the left hand turn to Hall Green, just opposite the stone trough on the left, turn into the driveway on the right hand side where there are two marked spaces for no. 72.

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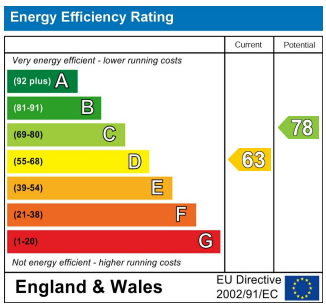
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. 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: 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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