



**297 Pickersleigh Road, Malvern, WR14 2QS**

**£250,000**

A characterful two bedroomed terraced cottage. Built-in 1911, the home, which was totally re-wired in 2021, briefly comprises: porch, hallway, living room, dining room, re-fitted kitchen, outhouse/utility room, two bedrooms, re-fitted shower room, gas central heating and double glazing. Complemented by two off road parking spaces and an exceptionally long garden, we recommend early internal viewing to appreciate what is on offer.

NO CHAIN SALE SITUATION





# 297, Pickersleigh Road, Malvern, Worcestershire, WR14 2QS

## ENTRANCE PORCH

Approached over the driveway to the porch leading to an inner door opening to :

## HALL

Tilled floor with radiator, stairs to the first floor and doors radiating off.

## LIVING ROOM

Front facing double glazed window, inset fireplace with tiled hearth, radiator, shelving, dado rails.

## DINING ROOM

Rear facing double glazed window, fireplace with tiled hearth, radiator, shelving, dado rails and door to:

## KITCHEN

Rear and side facing double glazed windows, matching range of wall and base units, electric cooker, under counter fridge and freezer, ladder style radiator, inset stainless steel sink unit with space for an under counter appliance, stable door to the rear,

## LANDING

Access to loft space, radiator.

## BEDROOM ONE

Front facing double glazed window with views to the Hills, radiator, feature cast iron fireplace with tiled hearth, built-in cupboard with hanging rail and shelf.

## BEDROOM TWO

Rear facing double glazed window, radiator, built-in cupboard with hanging rail and shelves.

## SHOWER ROOM

Rear facing obscure double glazed window, generous shower unit with glazed screens, wash hand basin, close coupled WC, ladder style radiator, shaver point, light and mirror, alcove with shelving.



## EXTERNAL

From the rear door is a brick paved courtyard, EXTERNAL STORE, housing the Ideal gas central heating boiler, plumbing and space for washing machine, power and light. A blue brick walkway (which allows access across the rear of the cottages for removal of garden waste etc), leads to a wrought iron gate to the garden.

The rear garden is exceptionally long, mainly laid to lawn with inset trees, shrubs, established and productive fruit trees (several types of damson, cherry and apple) and both a lower and upper patio and a summer house.

To the front, the property benefits from off road parking for two cars and planted frontage.

## DIRECTIONS

From the office of Allan Morris and Ashton proceed down Church Street in the direction of Barnards Green. Turn left after Manor Park Tennis Park onto Madresfield Road and proceed to the small traffic island. Take the first left and no. 297 is on the opposite side of the road - almost immediately.

## what3words

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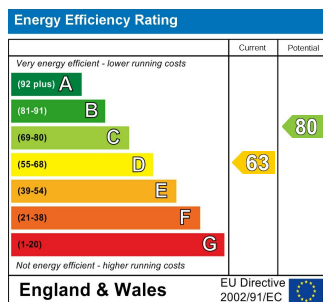
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

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

**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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