Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

102 Longridge Road, Malvern, WR14 3JQ

£310,000

A semi-detached family home in a popular residential location overlooking Peachfield Common and having a South facing aspect at the front. The property has three bedrooms, two bathrooms, a living room, refitted dining kitchen, utility and rear hall. Within the garden is a cabin providing a home office with separate storage. The garden is mainly lawned, ideal for children's play equipment and there is off road parking for two vehicles at the front. The property benefits from gas central heating and double glazing.

102, Longridge Road, Malvern, Worcestershire, WR14 3JQ

HALL
Half opaque double glazed door opens to hall with stairs to first floor, cupboard housing fuse board, wood floor, multi paned doors to:

LOUNGE
Front and rear aspect double glazed windows, double radiator under both, front aspect with view over lower Peachfield Common and towards the Cotswolds escarpment.

DINING KITCHEN
Front and rear aspect double glazed windows, radiator, understairs coats area with store cupboard. Refitted kitchen units with wood work surface, one and a half bowl single drainer ceramic sink unit, four ring electric hob, filter hood over, double oven under, built-in dishwasher, built-in fridge and freezer, return door to lounge. Open to:

REAR LOBBY
With door to garden, rear aspect double glazed window, door to:

UTILITY
Rear aspect opaque double glazed window, radiator, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler.

FIRST FLOOR LANDING
With access to loft space, with drop down ladder, doors to:

BEDROOM ONE
Two front aspect double glazed windows with view over common and towards the Cotswold escarpment, built-in storage area and cupboard recess, double radiator, pocket door to:

ENSUITE BATHROOM
Rear aspect double glazed window with view of the hills, bath with tiled surround and thermostatic shower over, WC and wash basin, heated towel rail.

SHOWER ROOM
Two rear aspect double glazed windows with view of the Hills, WC with cupboard over, wash basin, shower enclosure with thermostatic shower, radiator.

BEDROOM TWO
Front aspect double glazed with view over the common and towards the Cotswold Escarpment, radiator.

BEDROOM THREE
Rear aspect double glazed window with view of the Hills, radiator under.

OUTSIDE
At the rear of the property paved patio, gravelled area to side, outside tap, steps up to lawn, hedged and fenced boundaries, deck with seating area to the fore of garden cabin providing fully insulated work space, plus store room adjoining, bark chipped area beyond.

STUDIO
Double glazed window to front, French doors to side. Separate door to storeroom.

DIRECTIONS
From the office proceed down Church Street and turn right after the crossroads onto Avenue Road and immediate right into Priory Road. At the right hand bend, go left onto Woodshears Road and proceed to the T junction. Turn right here onto St Andrews Road. Follow the road to the end and turn left and left again onto Longridge Road. No 102 can be found on the left hand side just at the start of the properties set back from the road.

what3words
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Agents Note
There is a covenant on this property relating to the ground next to it. Please contact the office for further details. 01684561411

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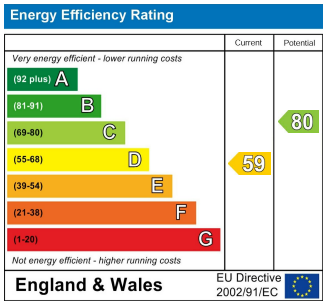
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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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