Allan Morris
estate agents

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

22 Gainsborough Close, Welland, WR13 6SH

£305,000

A well proportioned, detached property found in a popular residential location in the village of Welland. Comprising; porch, hallway, sitting room, conservatory, dining room, kitchen, wc, first floor landing, three bedrooms, bathroom, garage and driveway, front and rear gardens. The property would benefit from some modernisation and is offered with no onward chain. Early viewing is recommended to appreciate the position, accommodation and potential on offer.

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22, Gainsborough Close, Welland, WR13 6SH

LOCATION
The property is situated in the centre of the sought after village of Welland, just a few minutes' walk from the village shop, post office, church and Welland primary school, and within catchment for Hanley Castle High School and sixth form. The nearby towns of Upton-upon-Severn and Malvern which provide health and leisure facilities, shops and supermarkets and are both within six miles. The railway network can be accessed at Malvern or the recently opened Worcester Parkway, which gives a shorter journey time to London Paddington. The motorway network, Worcester (M5 junction 7 and M50 junction 2), are a short drive away.

PORCH
Sliding double glazed front door. Internal door opens to;

ENTRANCE HALL
Stairs lead to the first floor, wooden spindle banister, large understairs storage cupboard, additional cloaks cupboard, electric storage heater.

WC
Front facing obscure uPVC window, low level WC, wash basin, electric heater.

KITCHEN 7'6" x 12'0" (2.29m x 3.66m)
Side and rear facing uPVC windows, rear facing obscure uPVC back door, range of wooden eye and base level units, worktop with stainless steel sink and drainer unit, mixer tap, electric oven and grill, space and plumbing for washing machine, space for further appliances, electric hob and extractor hood.

DINING ROOM 8'10" x 8'7" (2.71m x 2.62m)
Front facing uPVC bay window, electric radiator.

SITTING ROOM 14'0" x 12'0" (4.27m x 3.67m)
Rear facing sliding patio doors, brick built fireplace, television point, electric radiator.

CONSERVATORY 11'5" x 8'4" (3.49m x 2.55m)
uPVC conservatory with doors to the garden.

FIRST FLOOR - LANDING

BEDROOM ONE 12'0" 11'11" (3.67m 3.64m)
Rear facing uPVC window, fitted storage, electric radiator.

BEDROOM TWO 9'8" x 12'1" (2.95m x 3.70m)
Rear facing uPVC window, electric radiator.

BEDROOM THREE 9'0" x 8'9" (2.75m x 2.67m)
Front facing double glazed window, electric heater.

BATHROOM 5'11" x 6'0" (1.81m x 1.83m)
Front facing obscure double glazed window, low level WC, wash basin, heated towel rail, airing cupboard housing hot water tank, electric Mira shower over bath, electric heater.

FRONTAGE
Laid to lawn with hedgerow border, driveway for one car tot he fore of the garage, gated side access.

GARAGE 8'5" x 16'1" (2.58 x 4.91m)
Metal up and over door, power and light. Attached to adjoining garage.

REAR GARDEN
Enclosed by timber fencing, laid to lawn with established shrub planting, mature willow tree, timber garden shed. Gated side access.

DIRECTIONS
Leaving Great Malvern on to the Wells Road, follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Malvern Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland, to a T-junction. Turn left and proceed straight on to the village of Welland, take the first turning on the right into Giffard Drive, Take the 3rd exit Left into Gainsborough Close and No 22 will be found on the right.

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ASKING PRICE
£320,000

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

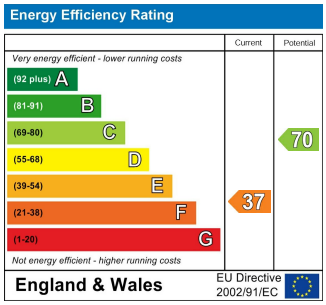
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains 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: D

ENERGY PERFORMANCE RATINGS: Current: F37 Potential: C70

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270



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