



33 Bredon Grove, Malvern, WR14 3JR

£325,000

A generous and well maintained detached bungalow, situated in a quiet residential location in the Barnards Green/Poolbrook area of Malvern. Comprising; reception hallway, sitting room, kitchen dining room, three bedrooms and a bathroom, landscaped and well stocked front and rear gardens, driveway, garage and a quiet cul-de-sac location. The property has scope to upgrade but benefits from central heating, double glazing and is offered with no onward chain.

Early viewing is highly recommended.



33, Bredon Grove, Malvern, Worcestershire, WR14 3JR

ENTRANCE HALLWAY 11'1" x 9'0" (3.38m x 2.75m)

A spacious reception hallway, radiator, built in airing cupboard housing gas combi boiler and shelving, telephone point, doors to all rooms.



SITTING ROOM 17'0" x 10'11" (5.19m x 3.34m)

Dual aspect reception room with front facing uPVC window and rear facing secondary glazed window and uPVC door opening to the rear garden, gas fire with wooden surround, television point, radiator, built in low level storage cupboards, two wall light points.

KITCHEN DINING ROOM 14'7" x 11'6" (4.46m x 3.51m)

Dual aspect with rear and side facing uPVC windows, range of base level units with inset sink and drainer unit, electric cooker point, space and plumbing for washing machine, space for other appliances, Dining area has a wall mounted electric fire, useful pantry cupboard, door to side porch.



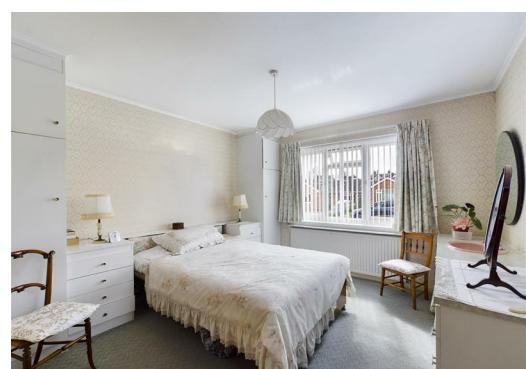
SIDE PORCH 5'10" x 3'0" (1.80m x 0.93m)

Side and rear facing windows, power and light, front facing glazed door to garden.



BEDROOM ONE 11'7" x 11'6" (3.55m x 3.51m)

Front and side facing uPVC window, double built in wardrobe, radiator, vanity unit with inset wash basin, two further built in single wardrobes.



BEDROOM TWO 8'7" x 7'11" (2.62m x 2.42m)

Side facing uPVC window, radiator, double built in wardrobe.



BEDROOM THREE 7'11" x 7'11" (2.43m x 2.42m)

Side facing uPVC window, built in storage cupboards, loft hatch with loft ladder, radiator.

BATHROOM 7'10" x 5'5" (2.40m x 1.66m)

Rear facing obscured uPVC window, panel bath, low level WC, wash basin, radiator, part tiled walls.



GARAGE 17'2" x 9'1" (5.24m x 2.77m)

Rear facing window and door, electric roller door, power and light, gas and electric meters.

FRONTAGE AND DRIVEWAY

Low brick wall to the front boundary, paved driveway for two cars, garden laid to low maintenance gravel with shrub planting, gated access to side, porch over front door.

REAR GARDEN

Beautifully maintained and enclosed rear garden, with gated side access. Laid to a mixture of established and well stocked flowering and shrub planted borders, young trees and paved seating areas laid to gravel, with slab pathways, timber shed and outside tap and lighting. Also enjoys a view of the Malvern Hills.

DIRECTIONS

From the Allan Morris & Ashton office proceed down Church Street and onto Barnards Green Road. At the traffic island by the shops, take the third exit in the direction of Upton. Take the second right onto Poolbrook Road and proceed along past the shops on the right hand side and then left into Bredon Grove. Follow the road around to the left, take the cul-de-sac turning on the left and number 33 can be found on the right hand side.
Please call us on 01684 561411 to arrange any viewings or with any queries.





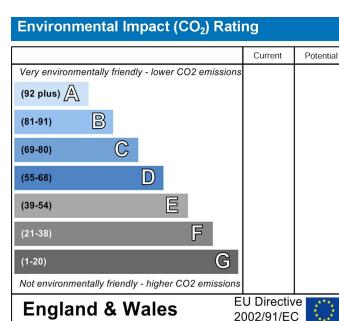
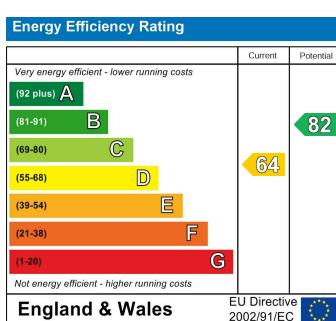
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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, gas, 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: D64 Potential: B82



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