



10 Hornyold Avenue, Malvern, WR14 1QJ

£230,000

A mid terraced Malvern Stone property in a lovely position, set back from the road and backing onto woodland at the rear. The property has potential to be updated and offers accommodation comprising:- south facing sitting room, dining room with understairs storage cupboard, kitchen with door to garden, three bedrooms and a first floor bathroom. The rear garden has a patio and steps up to a mature garden with a view of the hills. Offered for sale with no onward chain.



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Wooden front door opens to:-

SITTING ROOM

Front aspect multi pane window, fire place with gas fire with back boiler, built-in shelving, cupboards with meters. Door to:



DINING ROOM

Rear aspect window, double radiator, stairs to first floor with under stairs cupboard. Door to:

KITCHEN

Single glazed door to garden, rear aspect window, extractor fan, kitchen units including single drainer sink unit, gas hob, double electric oven, plumbing for washing machine, space for fridge freezer, tiled floor.



LANDING

Hatch to loft space, airing cupboard with hot water tank and slatted shelving. Door to:-

BEDROOM ONE

Front aspect sash window, double radiator under.



BEDROOM TWO

Rear aspect sash window, radiator.

BEDROOM THREE

Rear aspect window, double radiator, built-in drawers, cupboard under.



BATHROOM

Bath with electric shower, tiled surround, WC, wash basin, radiator, tiled walls, extractor fan.

OUTSIDE

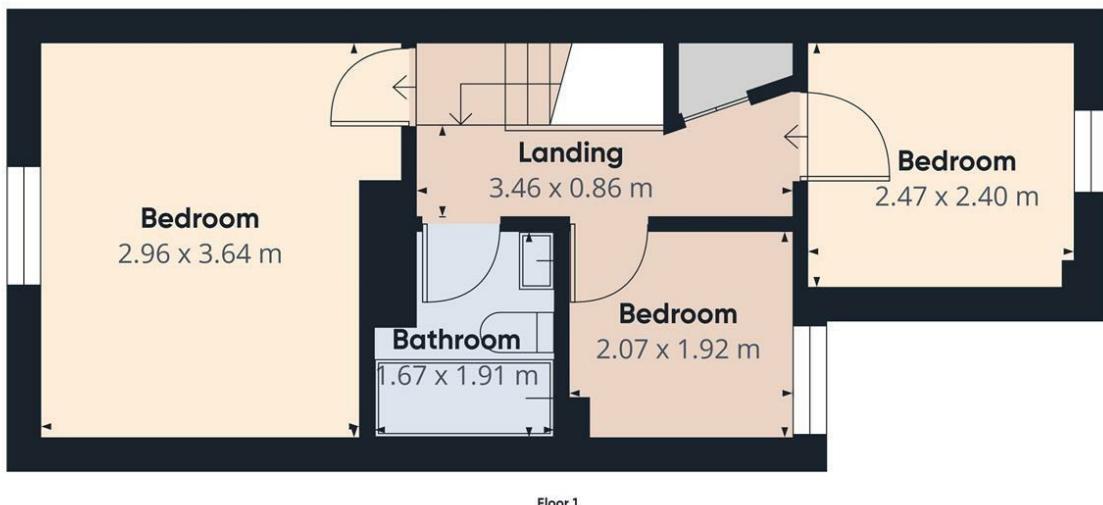
Open plan lawned garden to the front with steps up from the road. Rear garden with patio at the rear of the house with view of North Hill, gate giving access along the rear and to the front of the property. Steps up to garden with shrubs at the border, small shed. Wire fenced boundaries. Overlooking woodland at the rear.



DIRECTIONS

From the Allan Morris office proceed along Worcester Road. Continue along the road along to the traffic lights, turn left into Newtown Road and an immediate first left into Hornyold Avenue. The house is situated on the right hand side.



Approximate total area⁽¹⁾58.04 m²

(1) Excluding balconies and terraces

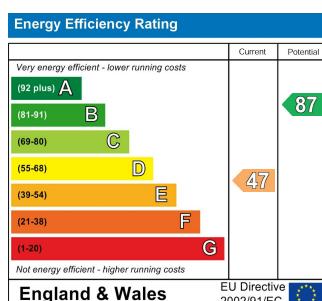
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

EPC

Material Information Report



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

ENERGY PERFORMANCE RATINGS: Current: E47 Potential: B87

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;

(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;

(iv) Rents quoted in these particulars may be subject to VAT in addition, and

(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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