



2 Marsden Crescent, Malvern, WR14 3FD

£350,000

A WELL PRESENTED, DETACHED FAMILY HOME IN A LOVELY POSITION ADJOINING THE GREEN AND WITH A PART WALLED, WEST FACING GARDEN & GARAGE.

The well proportioned property comprises:- reception hall with cloakroom, living room, dining kitchen with built in hob and oven and French doors to garden, utility with large store cupboard, three bedrooms, an ensuite shower room and a family bathroom. The home has an easily maintained, sunny aspect garden with large patio and a detached garage at the side with parking to the fore. Viewing recommended.



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Front door with opaque double glazed window opens to:

RECEPTION HALL

With stairs to first floor, radiator. Doors to:

LIVING ROOM

Front and side aspect double glazed windows, two radiators.

CLOAKROOM

With WC, wash basin, radiator, extractor fan.

DINING KITCHEN

Front aspect double glazed window, side aspect double glazed window and French doors to garden, two radiators. Fitted white high gloss kitchen units to eye and base level with single drainer sink unit with mixer tap, built-in gas hob, double oven under, filter hood over.

Door to:

UTILITY

With worksurface with single drainer sink unit, cupboard under, space and plumbing for washing machine, wall mounted gas central heating boiler, radiator. Door to built in store cupboard with lighting.

FIRST FLOOR LANDING

With front aspect double glazed windows, hatch to loft space and doors to:

BEDROOM ONE

Front aspect and side aspect double glazed windows, radiator, door to ensuite.

ENSUITE

With side aspect opaque double glazed window, large tiled shower enclosure with thermostatic shower, wash basin, WC, radiator, extractor fan.

BEDROOM TWO

Side aspect double glazed window, radiator under.

BEDROOM THREE

Front aspect and side aspect double glazed windows, radiator.

BATHROOM

Rear aspect opaque double glazed window, radiator, bath with mixer tap and tiled surround and thermostatic shower over, WC, wash basin, mirror, shaving point, extractor fan.



OUTSIDE

The property overlooks a green at the front and has a garden which is walled and fenced. The garden has a large paved patio with an outside tap, external power point and further paving around the washing line area. The central area is lawned.

A path leads to a gate to the front and access to the garage, which is detached from the property and has an up and over door with light and power and off road parking to the fore, plus secondary parking available on the slate chipped area adjoining the property.

RESIDENTS PAYMENT

£273pa is paid to Green Solutions for the upkeep of the green areas.

DIRECTIONS

From the office proceed to Barnards Green and go straight across in the direction of Upton. Take the second turn on the right by the pond onto Poolbrook Road and take the second third on the left just before the pedestrian crossing. Go round to the right onto Brookfarm Drive and at the end of the road, turn left. Take the first left into Grindrod Place and left into Marsden Crescent, the house is just ahead of you in the right hand side.





EPC

Material Information Report

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: D

ENERGY PERFORMANCE RATINGS: Current: A100 Potential: A100

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