



**79A Newtown Road, Malvern, WR14 1PD**

**Offers Over £325,000**

This is a charming, semi detached period property that is situated in a central location, close to local shops, amenities and facilities, including mainline railway station. The property comprises; entrance porch, entrance hallway, sitting room, dining kitchen with central island unit, ground floor double bedroom/reception room, first floor landing, three further bedrooms, master with ensuite shower room, family bathroom. Outside, there are wrap-around gardens and off-road parking for two cars. We highly recommend viewing this property to appreciate the position and period character on offer.



# 79A, Newtown Road, Malvern, WR14 1PD

## **PORCH 5'10" x 3'11" (1.78m x 1.20m)**

uPVC front door and window space for coat and shoe storage, double glazed door opens to:

## **ENTRANCE HALLWAY 6'0" x 19'10" (1.83m x 6.05m)**

Stairs to first floor with under stairs storage cupboards, loft access point, wooden flooring, radiator, doors to;

## **SITTING ROOM 13'8" x 12'0" (4.19m x 3.66m)**

Front facing UPVC window, feature open fireplace with decorative surround, radiator, wood effect flooring, wall mounted television point, broadband point, fitted display shelving, picture rail.



## **KITCHEN DINING ROOM 19'8" x 11'8" (6.01m x 3.57m)**

Dual aspects with front and rear facing uPVC double glazed windows, feature fireplace with decorative inset tiling, radiator, television point, wooden flooring, kitchen has a range of wooden eye and base level units, wood block worktops, inset stainless steel sink and drainer unit, range cooker with five ring gas hob and extractor hood over, space and plumbing for washing machine and dishwasher and tumble dryer, central island unit with breakfast bar, cupboard housing Worcester Combi boiler.



## **GROUND FLOOR BEDROOM / RECEPTION ROOM 11'10" x 10'7" (3.63m x 3.25m)**

Dual aspect with two uPVC double glazed windows, wooden flooring, radiator.



## **FIRST FLOOR LANDING**

Wooden spindle banister, radiator, high-level double glazed windows, loft access point, doors to;

## **BEDROOM ONE 10'4" x 11'9" (3.17m x 3.59m)**

Front facing uPVC double glazed window, radiator, television point, wood effect flooring, door to;

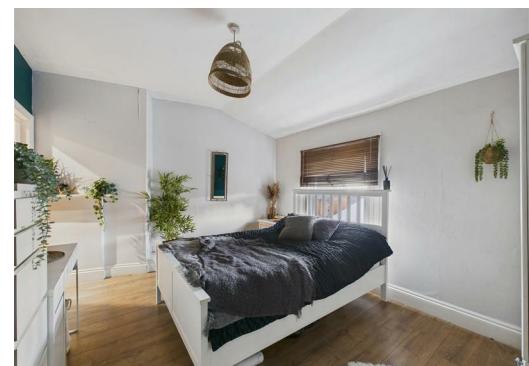


## **EN-SUITE BATHROOM 8'7" x 7'1" (2.64m x 2.16m)**

P shaped bath with shower over, low level WC, wash basin, heated towel rail, extractor fan, spot lighting.

## **BEDROOM TWO 8'1" x 11'5" (2.48m x 3.48m)**

Front facing uPVC double glazed window, feature fireplace, wood effect flooring, radiator, TV point.



## **BEDROOM FOUR 5'1" x 8'7" (1.56m x 2.63m)**

Side facing uPVC double glazed window, single sized bedroom/study, radiator, double built-in wardrobe, wood effect flooring.

## **BATHROOM 8'11" x 6'9" (2.72m x 2.07m)**

Rear facing obscured uPVC window, panel bath with shower over, low-level WC, wash basin, heated towel rail.

## OUTSIDE

The property has a wrap-around garden laid is mostly to lawn with well stocked shrub and flowering borders, timber fencing gated, pedestrian access with path, large timber garden shed with deck area, outside seating area, outside tap, outside power point. The property has off-road parking for two cars side-by-side to the fore of the front door with gated access to garden.

## DIRECTIONS

From the office of Allan Morris proceed along Worcester Road in the direction of Malvern Link. At the traffic lights turn left and bear right into Newtown Road. Proceed past the shops where No. 79a can be found on the left hand side as indicated by our for sale board. Viewers are welcome to park on the driveway. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

## what3words

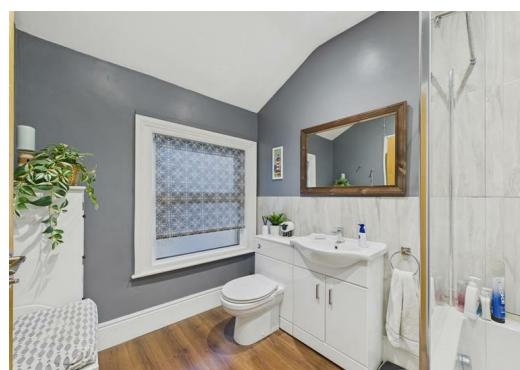
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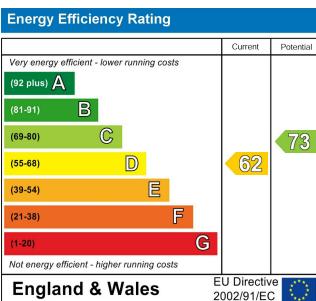
## ASKING PRICE

Offers over £325,000 invited.

## AGENTS NOTE

The property is freehold, however, the adjoining property, The Retired Soldier Public House has a flying Freehold that extends under part the property.





**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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