Allan Morris
estate agents

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

145 Pound Bank Road, Malvern, WR14 2PA

£210,000

A well presented, two bedrooms, terraced home with westerly rear garden and parking for sale with no onward chain. The accommodation comprises: canopy porch, entrance hall, front to back lounge diner with doors to the rear garden, breakfast kitchen with breakfast bar and walk in pantry, front to back main bedroom, second bedroom with built in wardrobe, bathroom. Further benefits include; gas central heating, partial double glazing, off road parking for two cars, enclosed westerly rear garden with large patio with space for outside dining and entertaining, No onward chain.

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CANOPY PORCH
Tiled floor with space for bench, obscure glass front door with matching windows to side to:

ENTRANCE HALL
Ceiling light point, side aspect, radiator, stairs to first floor, wood laminate floor, doors to:

LOUNGE/DINER 15'4" x 10'4" max (4.69m x 3.17m max)
Dual aspect with front facing double glazed window and rear aspect doors to rear garden west facing patio, ceiling light point, wall mounted gas fire on marble hearth behind decorative cover, radiator.

BREAKFAST KITCHEN 15'5" max x 12'1" max (4.7m max x 3.69m max)
Dual aspect with front facing double glazed window and additional rear facing window looking into garden, two ceiling light points, extractor, fitted kitchen comprising: range of floor and wall mounted white units under a wood block effect work surface and wood block breakfast bar, stainless steel sink unit, free standing electric cooker, space and plumbing for washing machine, space for tall fridge freezer, built-in understairs storage cupboard, walk-in pantry with ceiling light point, rear aspect obscure glass windows and shelving, radiator, wood effect flooring.

LANDING
Rear aspect double glazed window, ceiling light point, access to roof space, smoke alarm, door to:

BEDROOM ONE 15'4" x 10'5" max (4.69m x 3.18m max)
Dual aspect with rear facing double window and additional rear facing windows, ceiling light point, radiator.

BEDROOM TWO 10'5" x 9'6" (3.20m x 2.91m)
Front aspect double glazed ceiling light point, radiator, open wardrobe with hanging rail and shelving, large built-in airing cupboard with hot water cylinder and slatted shelving.

BATHROOM 6'7" x 5'6" (2.01m x 1.70m)
Rear aspect obscure glass window, ceiling light point, white suite comprising: panel bath with mixer shower over, pedestal wash hand basin, WC, radiator, part tiled walls, tiled floor.

FRONT GARDEN
Accessed from the road via a wide driveway which opens to a low maintenance garden with a block pave drive with space for one car and a second stone chip parking space to the side, low maintenance shrub bed to the front behind a low picket fence.

REAR GARDEN
Enclosed westerly rear garden accessed from the breakfast kitchen or the large drive which both opens to a wide patio with plenty of space for table and chairs and outside dining, a brick and tile barbeque area with a further paved seating area beyond. The rest of the garden is laid to lawn with specimen trees and flower and shrub beds to the rear.

DIRECTIONS
From the Allan Morris office in Great Malvern proceed down Church Street and straight on at the traffic lights. Turn second left after Manor Park Tennis Club into Madresfield Road. At the small traffic island, continue straight across. At the mini roundabout, turn right into Pound Bank Road. The property can be found about half way along on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call the office on 01905 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS - fishery.slap.drop

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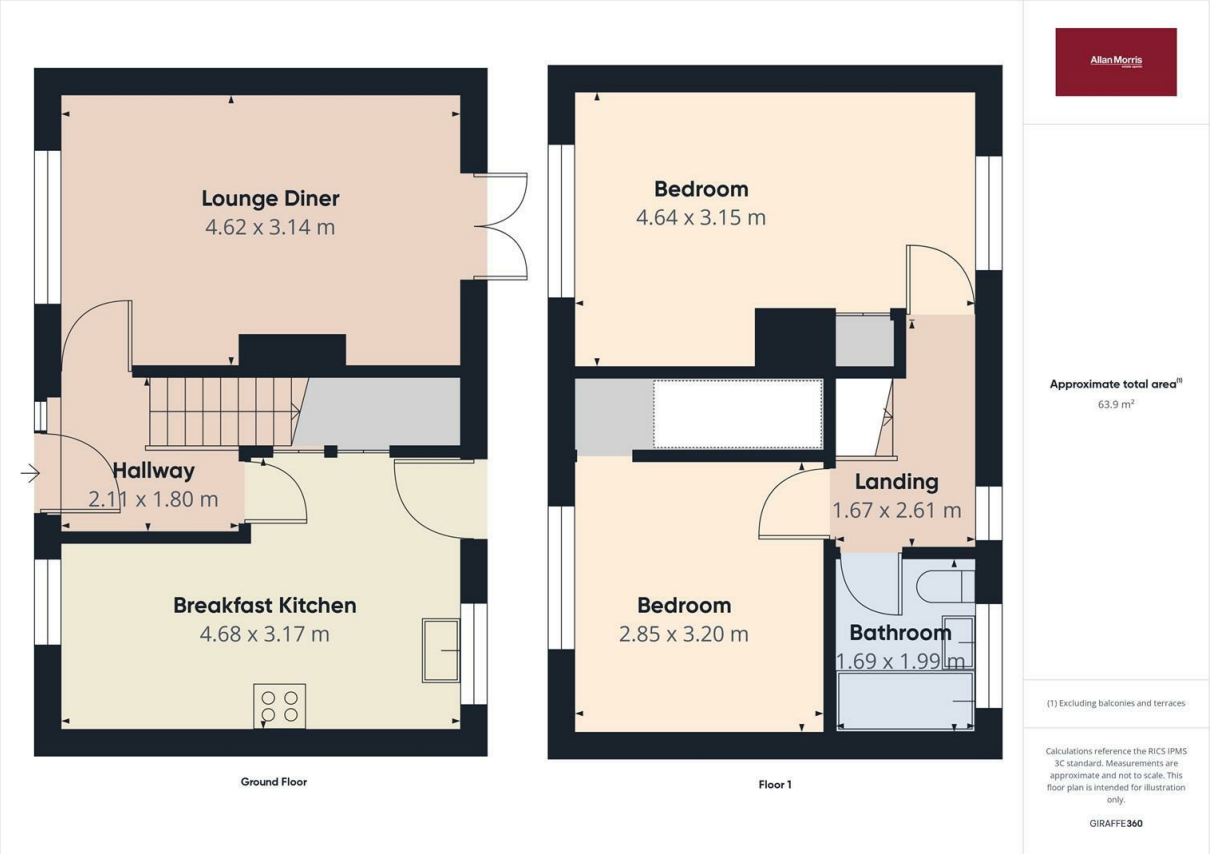


TENURE: We understand the property to be FREEHOLD but this point should be confirmed by your solicitor.

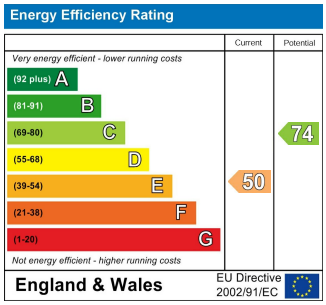
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets are available by separate arrangement

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: B

ENERGY PERFORMANCE RATINGS: Current: B60 Potential: C74

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



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