



10 Bamford Close, Malvern, WR13 6PF
Guide Price £525,000



Philip Laney & Jolly Malvern welcome to the market this impressive four bedroom detached family home, occupying an enviable plot in the highly regarded village of Guarford, near Malvern.

Offering generous and versatile accommodation throughout, this wonderful home is perfectly suited to modern family living. The spacious living and dining room provides an ideal setting for both relaxing and entertaining, while the well appointed kitchen breakfast room creates a welcoming space for everyday meals. A downstairs WC completes the ground floor.

The first floor offers four well proportioned bedrooms, including the principal bedroom with its own ensuite shower room. The remaining bedrooms are served by a family bathroom, providing comfortable accommodation for the whole family.

Outside, the property enjoys ample off road parking, a double garage and a beautifully maintained rear garden. Thoughtfully planted with a variety of mature shrubs and flowers, the garden enjoys a private outlook and offers a peaceful setting for relaxing or entertaining.

Situated in a popular residential location, this attractive home combines the charm of village living with spacious accommodation, making it an excellent choice for families looking to settle in a desirable area. Early viewing is highly recommended.

EPC: F Council Tax Band: E Tenure: Freehold

Entrance Hall

Obscure front door. Two double glazed windows to front and side aspects. Two ceiling light points. Electric radiator. Stairs rising to first floor. Doors off to:

WC

Double glazed obscure window to side aspect. Electric radiator. Ceiling light point. Low level WC. Wash hand basin inset into vanity unit.

Kitchen

Double glazed window and door to side aspect. Matching wall and base units with worksurfaces over. Two ceiling light points. Space for washing machine and fridge-freezer. Integrated dishwasher, hob and grill. Siemens induction hob with extractor fan over. Double glazed window to rear aspect. Stainless steel one and a half sink and drainer. Tiled splashbacks. Cupboard housing warm air heater. Door leading to:

Living Room - Diner

Double glazed window to rear, side and front aspects. Double glazed sliding door leading to rear garden. Storage cupboard. Three ceiling light points. Large fireplace with electric fireplace inset.

Landing

Ceiling light point. Access to loft. Airing cupboard. Doors off to:

Main Bedroom

Built in wardrobes and vanity desk. Storage cupboard. Double glazed window to front aspect. Ceiling light point. Door leading to:

Ensuite

Chrome heated towel rail. Low level WC and wash hand basin inset into vanity unit. Double glazed window to side aspect. Ceiling light point. Shower cubicle.

Bathroom

Wash hand basin inset into vanity unit. Double glazed to rear aspect. Low level WC. Panelled bath with electric shower over. Chrome heated towel rail. Two ceiling light points.

Bedroom Two

Ceiling light point. Built in wardrobe. Double glazed window to front aspect.

Bedroom Three

Double glazed window to rear aspect. Built in wardrobe. Ceiling light point.





Bedroom Four

Ceiling light point. Double glazed window to rear aspect.

Rear Garden

Initial patio area. Outside tap. Gated side access to front of property. Well stocked planted borders. Majority of garden laid to lawn. The garden space to the side of the property is also laid to lawn with a greenhouse.

Double Garage

Power and light. Up and over door.

Council Tax MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Broadband

We understand currently full fibre broadband is currently available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Parking

Parking for the property is off road parking for multiple cars.

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

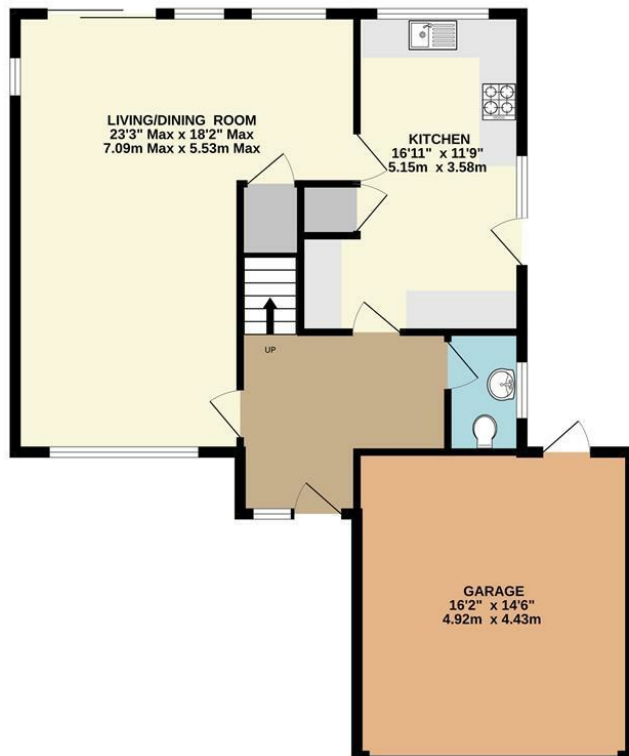
EE- Good outdoor

O2- Good outdoor

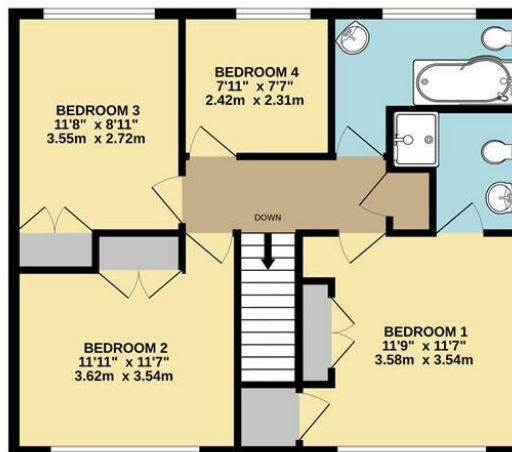
Three- Good outdoor, variable in-home

Vodafone- Good outdoor

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(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		24	38
EU Directive 2002/91/EC			