



3 Albert Park Mews, Malvern, WR14 1HN  
Price £350,000



Philip Laney & Jolly Malvern are delighted to welcome to the market this modern terraced house, nestled in the desirable Albert Park Mews and offering a perfect blend of comfort and convenience. This spacious property is ideally situated within walking distance of both Great Malvern town centre and Malvern Link, where you will find a delightful array of independent shops, charming cafés and inviting restaurants.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room, perfect for relaxation or entertaining guests. The versatile dining room, which can also serve as a third bedroom, provides additional flexibility to suit your lifestyle needs. The well appointed kitchen breakfast room is a delightful space for culinary pursuits, while a convenient cloakroom adds to the practicality of the ground floor.

The first floor boasts two generously sized double bedrooms, with the master bedroom featuring an ensuite shower for added privacy and comfort. A well designed bathroom completes the upper level, ensuring ample facilities for residents and guests alike.

Outside, the property benefits from low maintenance gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, off road parking and a garage provide secure and convenient parking options.

This charming Mews property is an excellent opportunity for those seeking a modern home in a vibrant community, making it a must see for potential buyers or renters alike.

#### ENTRANCE PORCH

UPVC double glazed front porch with obscure glazing. Radiator and ceiling light point. Wall mounted mirror and cupboard housing water meter. Door to:

#### GROUND FLOOR

##### SITTING ROOM

18'1" x 17'9" (5.5 x 5.4)

UPVC double glazed window to front aspect fitted with blinds. Electric coal effect fire with granite hearth and limestone mantle. Ceiling spotlights. Two wall mounted radiators. carpet. Staircase rising to first floor.

##### KITCHEN/BREAKFAST ROOM

12'6" x 9'6" (3.8 x 2.9)

UPVC double glazed window and door to rear aspect. Kitchen fitted with a range of wall and base cupboards with granite effect vinyl work surface over. Fitted electric double oven and 4 ring gas 'Whirlpool' hob. Overhead 'Neff' extractor fan. Wall mounted 'Bosch' immersion boiler. Space for washer dryer. Stainless steel sink with chrome tap. Ceiling spotlights and ceiling light point. Granite effect vinyl flooring.

##### DINING ROOM/BEDROOM 3

8'10" x 7'10" (2.7 x 2.4)

UPVC double glazed French doors to rear aspect fitted with blinds. Radiator and ceiling spotlights. Honeywell thermostat. Wood effect laminate flooring.

##### CLOAKROOM/WC

Ceramic sink with chrome 2 way tap and low level WC. Radiator and ceiling light point. wood effect laminate flooring. Fitted extractor fan.

##### FIRST FLOOR LANDING

Airing cupboard housing immersion tank. Radiator and ceiling light point. Doors to bedrooms and bathroom. Carpet.

##### BEDROOM 1

16'5" x 10'10" (5 x 3.3)

UPVC double glazed window to front aspect with fitted blinds. Built-in floor to ceiling wardrobes with dresser. Ceiling light point and radiator. Carpet. Door to:





#### ENSUITE

Obscure UPVC double glazed window to front aspect with fitted blinds. Walk-in shower cubicle with "Mira" electric overhead shower, ceramic sink with chrome taps, tiled splash back and low level WC. Radiator and ceiling light point. Wood effect vinyl flooring.

#### BEDROOM 2

14'5" x 10'10" (4.4 x 3.3)

UPVC double glazed window to rear aspect with fitted blinds. Built-in floor to ceiling wooden wardrobes and dresser. Ceiling light point and radiator. Carpet.

#### BATHROOM

Obscure UPVC double glazed window to rear aspect with fitted blinds, panelled bath with chrome taps and tiled splash back and low level WC. Chrome heated towel rail. Wood effect vinyl flooring.

#### OUTSIDE - FRONT

Front access with paved and gravel path. Lawn area with mature shrubs and raised borders. Garage with electrics and off road parking space.

#### OUTSIDE - REAR

A gravel and paved patio area to the rear with border planted with mature shrubs. Pickett fence with gate to rear access.

#### SERVICES

Mains electricity, gas, 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 free from defects or in working order.

#### FLOORPLAN

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

#### VIEWINGS

Strictly by appointment with the Agents. Viewings available from 9.00 to 5.00 Monday to Friday and 9.00 to 3:30 on Saturdays.

#### TENURE

We understand (subject to legal verification) that the property is freehold. Council Tax Band: C

#### COUNCIL TAX MHDC

We understand the council tax band presently to be : C

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).

#### Broadband

We understand currently Full Fibre Broadband is available at this property.

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

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

#### Parking

Parking for the property is via a garage and allocated parking

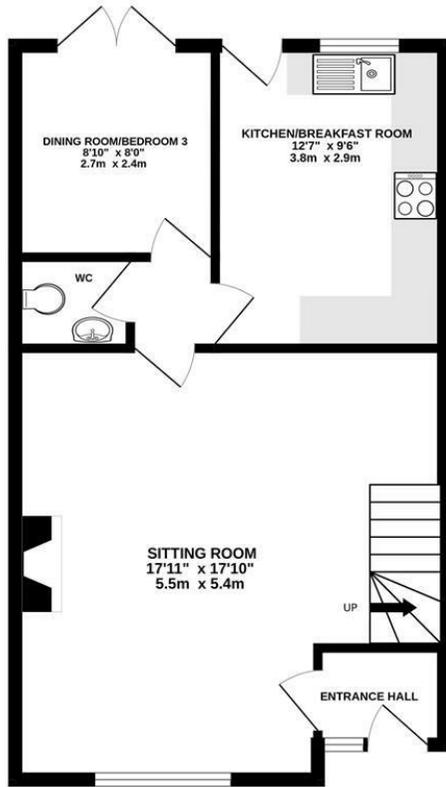
#### Mobile Coverage

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

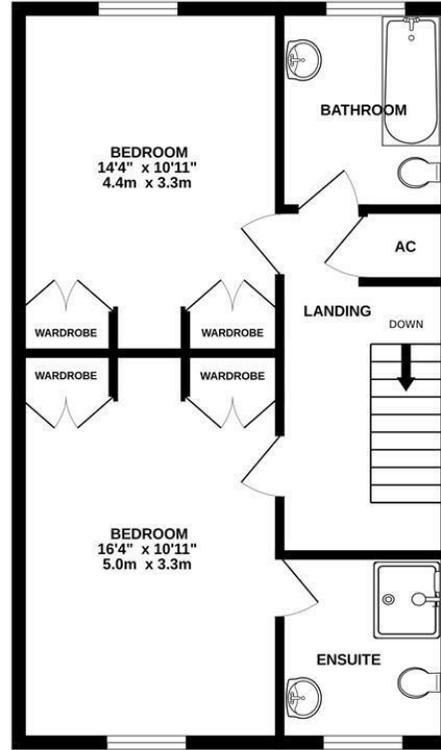
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.

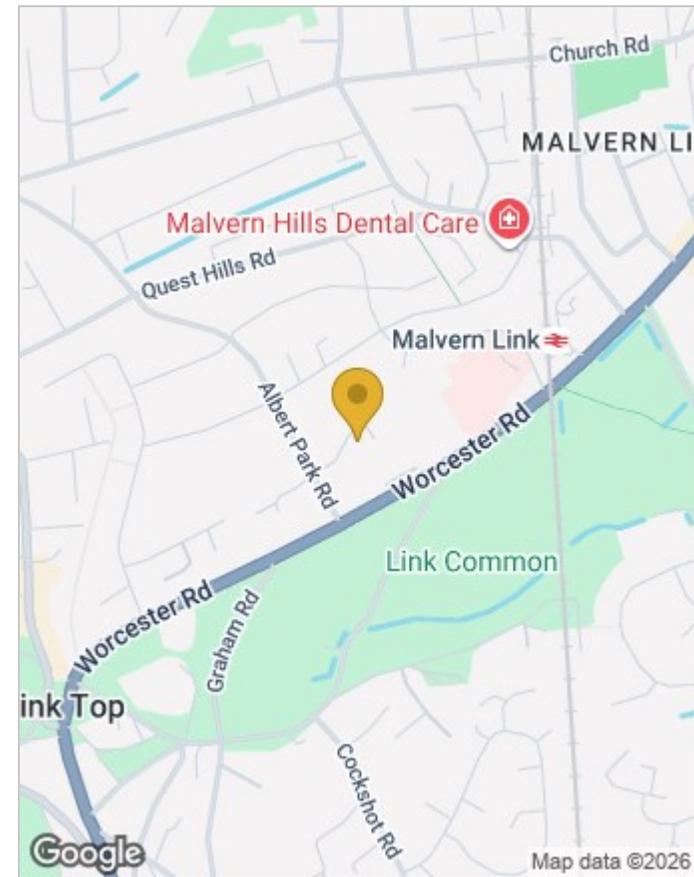


1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-100	A		85
11-41	B		
39-49	C	73	
45-49	D		
55-54	E		
61-50	F		
81-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.

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