

Philip Laney & Jolly

28 Murren Avenue, Malvern, WR14 3QB

Offers Over £260,000

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Philip Laney & Jolly are pleased to present this modern two-bedroom semi-detached bungalow, conveniently situated in a pleasant cul-de-sac on Murren Avenue, Malvern. Offering comfortable and well-proportioned accommodation, the property would make an ideal home for couples, small families or those looking for the convenience of single-storey living, with the added benefit of a lovely garden enjoying views towards the Malvern Hills.

The accommodation briefly comprises two generous double bedrooms, a welcoming lounge-diner, providing a versatile space for both relaxing and entertaining, modern kitchen plus a useful utility room offering additional practicality for everyday living. Double-glazed windows allow plenty of natural light to flow throughout the property, helping to create a light and airy feel. The property also benefits from a large, fully boarded loft with power, providing useful additional storage space.

Outside, the garden is a particular highlight, providing space to sit back and enjoy the outlook towards the Malvern Hills. Whether enjoying a morning coffee or spending time outdoors during the warmer months, it offers a lovely extension of the living space. The property also benefits from a garage adding to the overall convenience.

Murren Avenue is well placed for access to Great Malvern town centre, approximately a five-minute drive away, where a range of shops, cafés, restaurants and everyday amenities can be found. The surrounding area also offers opportunities to enjoy the beautiful Malvern Hills and the many walking routes and outdoor activities available nearby.

Combining practical accommodation, a pleasant garden with far-reaching views and a convenient location, this bungalow presents an excellent opportunity for those seeking a comfortable home in Malvern.

EPC: C Council Tax Band: B Tenure: Freehold

Entrance Hallway
Obscure front door. Ceiling light point. Radiator. Built in shelving. Door leading into:

Living/Dining Room
Double glazed window to front aspect. Radiator. Ceiling light point. Fireplace with electric fire. Doors off to:

Kitchen
Ceiling light point. Double glazed window to side aspect. Matching wall and base units with worksurfaces over. 'Beko' oven and 4 ring gas hob with extractor over. Stainless steel sink. Pantry Integrated fridge-freezer. Obscure door leading into utility room.

Utility Room
Doors to the front and rear garden. Double glazed window to side aspect. Base units with worksurfaces over. Space and plumbing for washing machine and tumble dryer.

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

Bedroom One
Ceiling light point. Radiator. Double glazed French doors leading out into rear garden with double glazed side windows.

Bedroom Two
Ceiling light point. Radiator. Double glazed window to rear aspect.

Bathroom
Panelled 'P' shaped bath with mains fed shower and tap over. Ceiling light point. Radiator. Obscure double glazed window to side aspect. Half tiled. Low level WC. Wash hand basin inset into vanity unit.























Rear Garden
Initial patio seating area. Steps up onto pathway that leads to the rear of the garden. Majority laid to lawn with planted borders. Greenhouse and two sheds to the rear of the garden. Enclosed by timber panelled fencing and mature hedges.

Agents Note
There is also a large loft that is fully boarded and has power.

Council Tax MHDC
We understand the council tax band presently to be : B
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 Malvern
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

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.

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
Vodafone- Good outdoor, variable in-home

Parking
Parking for the property is available on the road.

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.

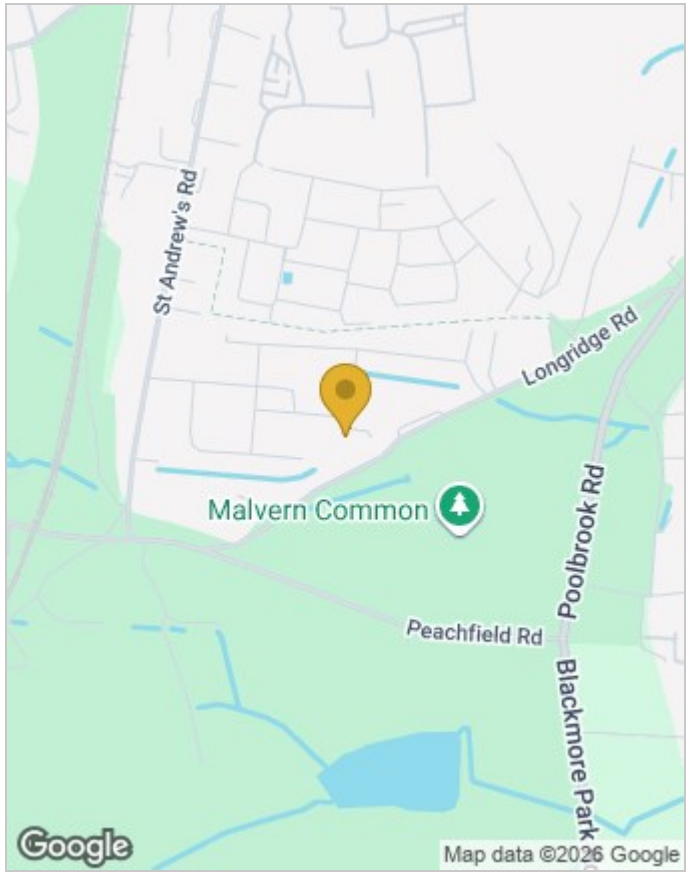
Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

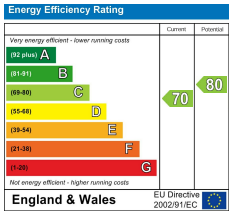
Tenure - Freehold
We understand that the property is offered for sale Freehold.

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.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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