



8 Wilton Road Malvern, WR14 3RL

Situated in a very popular residential area, this semi detached home offers deceptively spacious accommodation over three floors. The property briefly comprises of: Entrance hall, living room, dining room, fitted kitchen and cloakroom. To the first floor there are two bedrooms, the master bedroom benefitting with an ensuite shower room and a bathroom. On the second floor there is a further bedroom and a small office/work room. The property further benefits from gas fired central heating, double glazing, off road parking and enclosed rear gardens. An internal viewing is strongly advised. Offered for sale with no onward chain.

Guide Price £315,000

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Malvern, WR14 3RL



Entrance Hall

Hardwood door leading into the Entrance Hall. With doors to the Living Room, Inner Hallway and Dining Room. Stairs rise to the First Floor.

Living Room

12'9" x 13'10" (3.89 x 4.22)

With two sash double glazed windows to the front aspect. Two radiators and wood burning stove set into an attractive surround, with ornate tiled inserts, slate surround and mantle over.

Inner Hallway

Door to a large storage cupboard with power point, currently housing an upright fridge freezer. Squared opening leading to the Dining area and door to the Cloakroom.

Cloakroom

Comprising of a low flush WC, pedestal wash handbasin, radiator and extractor. A useful understairs storage area.

Dining Area

11'4" x 7'10" (3.47m x 2.41m)

With double glazed patio doors leading to the rear porch. Woodburning stove, insert into a red brick chimney breast. Radiator.

Fitted Kitchen

13'6" x 9'7" (4.11m x 2.92m)

A light and airy room with two double glazed windows to the side aspect and double glazed patio doors leading to the rear garden with matching side panels.

The Kitchen is fitted with a full range of cream fronted eye and base level storage units, with working surfaces. One and a half bowl ceramic sink unit with swan neck mixer tap, space and plumbing for a dishwasher. Integrated Neff double oven with five ring gas hob above and chrome extractor canopy over. Space for undercounter fridge. Cupboard housing Plumbing for a washing machine and a large Pantry cupboard with shelving.

First Floor Landing

From the Entrance Hall, stairs rise to a split landing with doors leading to the two Bedrooms and Bathroom. A further staircase rises to the second floor.

Bedroom One

13'11" x 12'11" (4.24m x 3.94m)

With two sash double glazed windows to the front aspect, double radiator and door to:

En Suite

The ensuite shower room comprises of a double shower cubicle, main shower with sunflower showerhead and Aqua boarding. Double glazed window to the front aspect. Low flush WC pedestal wash hand basin and chrome heated towel rail.

Bedroom Two

7'10" max by 11'5" (2.39m max by 3.48m)

Double glazed window and double radiator

Bathroom

Comprising of panel bath with Mira Zest shower over, low flush WC and corner wash handbasin. Concealed "Glow-worm" central heating boiler. Double glazed window to rear aspect and small heated towel rail.

Second Floor Landing

From the First Floor stairs rise and return to the Second Floor. Door to the eaves storage space and Bedroom, roof light and door to:

Home Office

7'5" x 5'8" (2.26m x 1.73m)

With limited head height. Double glazed 'Velux' window to rear aspect, wall mounted wash hand basin, heated towel rail.

Bedroom Three

13'1" x 10'7" narrowing to 6'11" (4.01m x 3.23m narrowing to 2.11m)

Double glazed "Velux" skylight to rear aspect, radiator, wall light point and hanging rail with shelving set into chimney breast recess area.

Outside

To the front of the property there is off road parking for one car. The fore-garden is enclosed with picket fencing and is planted with cottage style shrubs and bulbs. A pathway leads to the front door.

To the rear of the property the gardens are mainly paved for ease of maintenance, with raised flower beds and borders. There is also a wooden constructed garden shed and rear porch leading to the dining room.

Council Tax Band

We understand that this property is council tax band C

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Directions

From our Malvern office proceed down Church Street, continuing through the traffic lights towards Barnards Green. Take the left hand turn into Wilton Road and the property will be located on the left as indicated by our Agents For Sale board.

Freehold

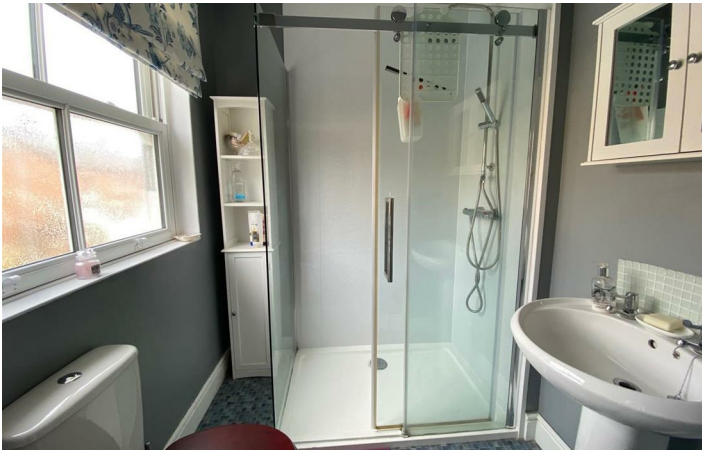
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

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Floor Plan



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