



## 29 Manby Road

Malvern, WR14 3BD

Guide Price £300,000





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## Entrance Porch

A brick and UPVC double glazed Entrance Porch leads to a further double glazed door providing access into the Reception Hall.

## Reception Hall

Eye catching monochrome chequerboard tiled flooring, radiator, under stairs storage cupboard, doors to Living Room and Kitchen and staircase rising to the First Floor Landing/

## Cloakroom

The cloakroom has flooring as in the Reception Hall, wall mounted basin with tiled splash back, low level WC. wall light, radiator and obscure double glazed window to front.

## Kitchen

13'0" x 5'4" (3.96 x 1.62)

The Kitchen is fitted with the range of wood fronted base and eyelevel units with shelving, work surface with tiled splash back and stainless steel sink unit with mixer tap. Electric double oven with extractor hood above, flooring as in the Reception Hall, double glazed window to side and hatch to the Dining Room. Part glazed door leading to the Conservatory beyond.

## Living Room

11'9" x 13'5" (3.59 x 4.10)

Double glazed box window to front elevation with a view towards the Malvern Hills, radiator, TV aerial point and squared opening to the Dining Area.

## Dining Room

10'11" x 13'3" into bay (3.33 x 4.04 into bay)

Marble fire surround with coloured tiled inset houses a woodburning stove. Full height cupboards with shelving built into chimney breast recess, radiator, TV point, hatch to Kitchen an double glazed French doors into:

## Conservatory

14'3" x 15'3" (4.34 x 4.66)

An attractive addition to the house this Victorian style brick and double glazed conservatory with double doors leading out to the garden. Plumbing for automatic washing machine, radiator and wall lights.

## First Floor Landing

From the Reception Hall, the staircase rises to the First Floor Landing with double glazed window to side and doors to both Bedrooms and Bathroom.

## Bedroom One

11'9" into bay x 10'10" (3.58 into bay x 3.30)

Double glazed window to front taking full advantage of views towards the Hills. Radiator and built-in full height wardrobe with hanging rail and shelving.

An archway leads to:

## En-Suite

6'11" x 7'5" (2.10 x 2.26)

The En suite Bathroom was formerly Bedroom Three and is now fitted with a white suite comprising of a large bath with central taps and storage cupboard. Pedestal wash hand basin and low flush WC. Heated towel rail, shaver socket and splash back tiling. Double glazed window to front.

## Bedroom Two

9'1" x 13'1" (2.76 x 3.98)

Double glazed window to rear enjoying views across the gardens. Mirror fronted double wardrobes with sliding doors, hanging rails and shelving. TV and telephone points and radiator.

## Bathroom

The Bathroom is fitted with the white suite comprising panelled bath with rainfall head mains shower over, pedestal wash hand basin and low-level WC. Heated towel rail, radiator, shaver light and point, part tiling to walls and obscure double glazed window to rear.

Tel: 01684 561866

## Outside

To the front of the property is a gravel driveway providing off-road parking for several vehicles along with a well stocked fore garden with a variety of shrubs, ferns and flowering plants. The frontage is enclosed by timber fencing and ornamental hedging.

Gated side access lead to the rear garden beyond.

The rear garden is a real feature, being well stocked and having a central pond and fountain with circular brick paved patio surrounding. Well stocked borders abound with an abundance of Acers and mature shrubs. The central patio area leads to a sheltered lawn with seating area and further step stone pathway leading to a further patio seating area. The garden is enclosed by timber fencing and considering its town centre location, enjoys an excellent degree of privacy.

Adjoining the side of the property is a brick built store within which the Worcester combination central heating boiler is located. There is also outside water supply, power and lighting.

## Directions

From our Malvern office proceed down Church Street and through the traffic lights. Bear right into Avenue Road. Continue past the Railway Station and turn right into Manby Road. The property will be located towards the bottom on the left hand side.

## Council Tax

We understand that this property is council tax band C. This information may have been obtained via [www.voa.gov.uk](http://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.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## 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.





## Road Map



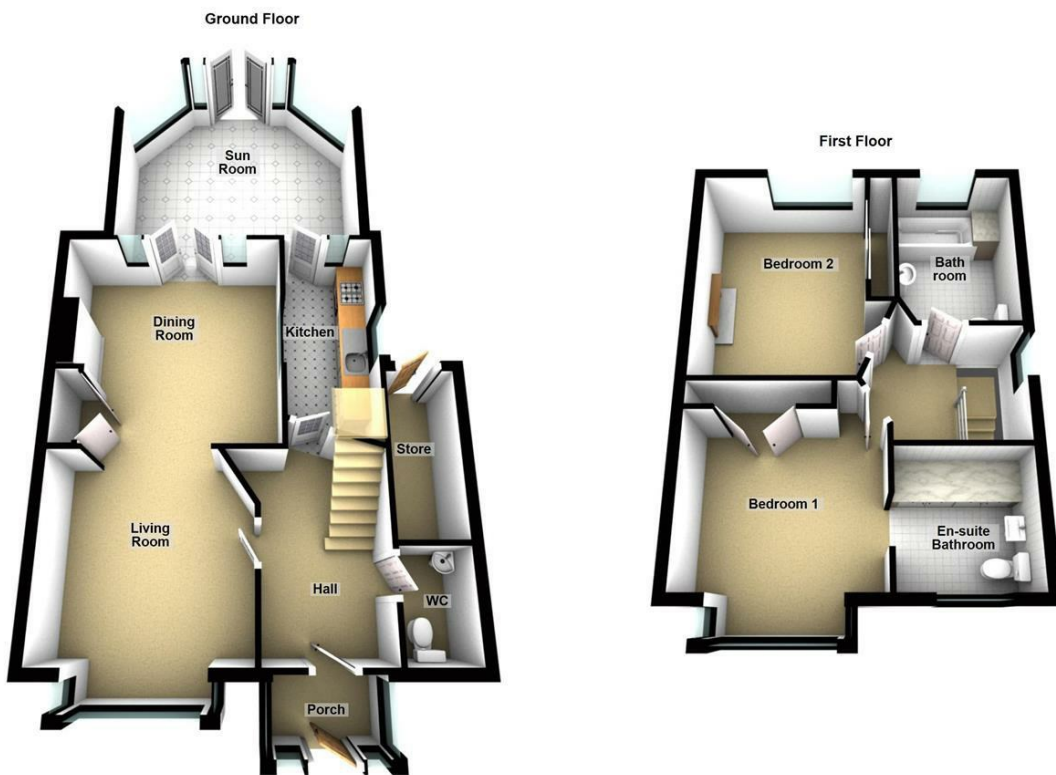
## Hybrid Map



## Terrain Map



## Floor Plan

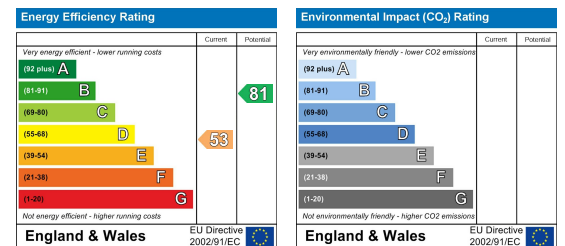


29 Manby Road, Malvern

## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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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