



## 12 Benbow Close, Malvern, WR14 4JJ

**£150,000**

Located in Malvern Wells, in a quiet cul-de-sac location, this semi detached town house in need of some updating, offers generous living areas, kitchen, a useful store room, whilst to the first floor are three bedrooms and a bathroom. With driveway parking leading to the garage, gas central heating and double glazing. Offered for sale with no onward chain.

### **Entrance**

Glazed door opens in to the Entrance Hall, with door off to the Living Room and door to a useful storage cupboard. Stairs rise to the First Floor. Radiator.

### **Living Room 14'6" x 11'10" (4.44m x 3.61m)**

Double glazed window to the front aspect providing lovely views across Malvern and towards the Severn Valley. Gas fire with brick surround, two radiators (one of is disconnected) opening to the Dining Room.

### **Dining Room 10'9" x 9'6" (3.3m x 2.9m)**

Double glazed window to the rear aspect, overlooking the rear garden. Two radiators (one of is disconnected) and door to Kitchen.

### **Kitchen 10'10" x 8'10" (3.32m x 2.7m)**

Fitted with eye and base level units, working surfaces and tiled splashback. Stainless steel sink unit with double drainer and mixer tap. Space and plumbing for washing machine and an additional appliance. Door to a pantry style cupboard and door opening to stairs leading down to the Store Room. Double glazed window to the rear aspect, part glazed door to the side.

### **Store Room 14'5" 8'2" (4.4m 2.5m)**

With a wall mounted Worcester Gas central heating boiler, power and light. Sliding door opens to the Garage.

### **First Floor**

From the entrance hall, stairs rise to the first floor. With doors off to all bedrooms and bathroom. Door to Airing cupboard housing water tank and slatted shelving for storage. Double glazed window to the side aspect and access to loft space via hatch.

### **Bedroom One 12'9" x 8'6" (3.9m x 2.6m)**

Double glazed window to the front aspect providing views over rooftops and towards the Severn Valley beyond. Wall of built-in wardrobes and radiator (currently disconnect)

### **Bedroom Two 12'1" x 10'9" (3.7m x 3.3m)**

Built in storage, double glazed window to the rear aspect. Radiator (currently disconnect)

### **Bedroom Three 8'8" x 7'10" (2.65m x 2.4m)**

Double glazed window to the front aspect, built in cupboards and radiator. (currently disconnect)

### **Bathroom**

Fitted with a white suite comprising panelled bath, low flush WC and pedestal wash hand basin. Tiled walling, radiator and obscured double glazed window to the rear aspect.

### **Garage 18'2" x 9'4" (5.55m x 2.86m)**

From the Store room, stepping down to the Garage. With up and over door to the driveway parking, shelving, and light. Gas meter and electric meter are located within the Garage.

### **Outside**

To the rear of the property, the garden is laid to lawn, with hedge and fence boundary.

To the front of the property, steps lead up to the front door and to the side access. Driveway parking.

### **Council Tax Band**

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.

### **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.

### **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



# Floor Plan

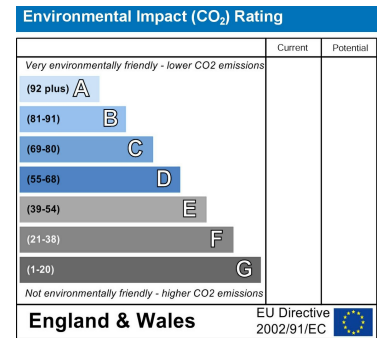
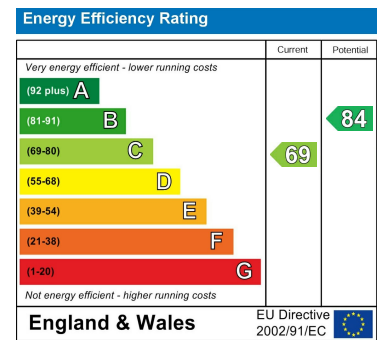


12 BENBOW CLOSE, MALVERN

# Area Map



# 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.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk

