



10 Bracken Way Malvern, WR14 1JH

Welcome to this charming terraced house on Bracken Way in a sought-after area of Malvern. This beautifully presented property boasts living room, kitchen dining room, three bedrooms, and a modern en-suite shower room and bathroom, making it the perfect home for a small family or professionals looking for a beautiful home.

Situated in a popular residential area, this house offers the convenience of having amenities within walking distance, providing easy access to shops and local schools. The property also features a beautiful rear garden and parking spaces for two vehicles at the front of the property. EPC Rating C

£265,950

10 Bracken Way

Malvern, WR14 1JH



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Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to the Cloakroom and Living Room and staircase rise to the First Floor. Radiator and tiled flooring.

Cloakroom

The Cloakroom is fitted with a white suite comprising, low flush WC, corner pedestal wash basin with tiled splashback. Radiator, obscured double glazed window to the front aspect, wall mounted electric fuse board and tiled flooring as in the Entrance Hall.

Living Room

13'11" x 12'10" (4.26 x 3.92)

A spacious room with double glazed window to the front aspect, wooden flooring and radiator. Door to the Kitchen Dining Room.

Kitchen Dining Room

16'4" x 9'10" (5m x 3m)

The Kitchen is fitted with base and eye level units with working surfaces. Oven with four ring gas hob, extractor above and stainless steel splashback. Stainless steel sink unit with drainer and mixer tap. Space and plumbing for a washing machine and space for a further tall appliance. Hidden, wall mounted, Ideal gas central heating boiler. Double glazed window to the rear aspect.

The Dining Area has double glazed French doors opening out to the rear garden. Door a useful large under stairs storage cupboard. Radiator.

First Floor Landing

From the Entrance Hall stairs rise to the First Floor Landing. With doors off to all Bedrooms and Bathroom. Door to the Airing Cupboard housing a newly installed Gledhill water tank.

Bedroom One

10'10" x 9'10" (3.31m x 3m)

Double glazed window to the front aspect. Radiator and door to the En-Suite Shower Room.

Re-Fitted En-Suite Shower Room

Beautifully re-fitted En-Suite comprising low flush WC, floating sink unit, radiator and partially tiled walls. Double shower cubicle with glazed sliding door and tiled walling. Wall mounted mirrored cabinet, tiled flooring and extractor to ceiling.

Bedroom Two

9'10" x 9'0" (3m x 2.75m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Bedroom Three

8'11" x 6'3" (2.74m x 1.93m)

Double glazed window to the rear aspect. Radiator.

Refitted Bathroom

Beautifully re-fitted Bathroom with a white suite comprising floating

sink unit and low flush WC. The bath benefits from a glazed shower screen, chrome furniture and tiled side to match the tiled walling. Wall mounted mirror cabinet, radiator and obscured double glazed window to the front aspect. Tiled flooring, and extractor to ceiling

Outside

The garden to the rear of the property is a pure delight. Laid to stone for ease of maintenance with flower filled borders providing a beautiful array of colour and aroma. Paved area perfect for outdoor seating. Timber shed with an additional paved area adjoining. Timber fencing encompasses the garden with gated access at the rear.

To the front of the property is a small fore-garden laid to stone and a hedge boundary next to the parking for two vehicles.

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.

Agents Note

An annual payment to the 'greenbelt' areas in the this community is required to be paid by all residents. Our client advises us that she pays £23 per month. Should you proceed with the purchase of this property these details should be clarified by your solicitor.

Directions

From our Malvern office proceed to Link Top bearing left after the traffic lights onto Newtown Road. Proceed ahead into Leigh Sinton Road and after passing Dyson Perrins High School bear left into Hill View Road. Continue ahead and bear left into Bracken Way. The property will be located on the right as indicated by the 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.

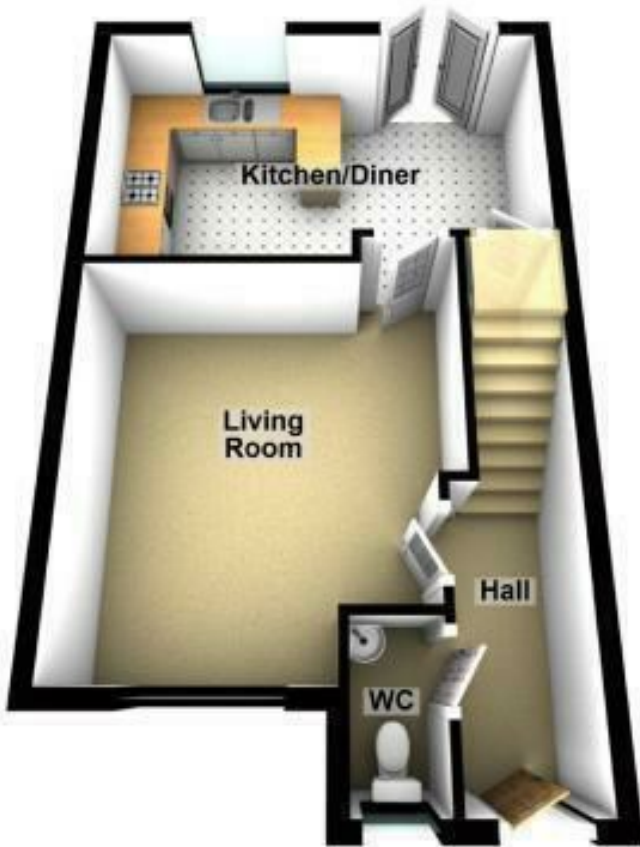
Money Laundering Regulations

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

Ground Floor



First Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	91
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			