



## 36 Ebrington Road Malvern, WR14 4NL

Welcome to Ebrington Terrace, West Malvern - a charming location for this delightful period cottage with far-reaching West facing views. This terraced house boasts a cosy reception room, perfect for relaxing after a long day, along with a dining area, kitchen, double bedroom and a well-appointed bathroom.

The cottage exudes character and charm, making it an ideal buy-to-let investment or a wonderful holiday home. It is currently a very successful Holiday Let. Imagine waking up to stunning views and the Malvern Hills right from your doorstep, offering direct access for walks and outdoor adventures.

Whether you're looking for a peaceful retreat or a savvy investment opportunity, this property has the potential to fulfil your desires. Don't miss out on the chance to own a piece of Malvern's beauty and history and let this charming cottage captivate you with its unique appeal.

**Offers Over £200,000**

# 36 Ebrington Road

Malvern, WR14 4NL



## Living Room

Accessed via an interesting, cusped part glazed entrance door, the cosy Living Room has an open fireplace with painted surround and tiled hearth, housing a living flame coal effect gas fired stove. Shelving to chimney breast recess, radiator, TV point, dimmable centre and wall lighting and double glazed window to the front with West facing aspect and an outlook over bluebell bank.

A squared opening leads to the Dining Area and staircase which rises to the First Floor Landing.

## Dining Room

5'9" x 10'0" max (1.77 x 3.07 max)

Radiator, under stairs storage cupboard with power, shelving and housing the gas meter. A wood door leads into:

## Kitchen

6'0" x 5'9" (1.83 x 1.76)

The Kitchen is fitted with a range of base and eye level units with slot-in electric double oven, stainless steel sink unit with mixer tap, wall mounted Worcester gas central heating boiler, radiator and double glazed window and door leading to the rear courtyard beyond.

## First Floor Landing

From the Dining Area the staircase rises to the First Floor Landing with wall light, hatch to loft space and doors to both the Bedroom and Bathroom. An over upstairs cupboard provides storage and houses the lagged hot water cylinder.

## Double Bedroom

12'0" x 10'0" (3.67 x 3.07)

Double glazed window to the front aspect with fantastic far reaching views across open countryside. Full height fitted wardrobe incorporating hanging rail and shelving, radiator and hatch to loft space.

## Bathroom

The Bathroom has recently been refitted with a white suite comprising double ended bath with central waterfall tap with handheld shower attachment and Mira Sport electric shower over. Glazed shower screen, part tiling and aqua panelling to walls, oval wash hand basin with waterfall tap set upon a vanity unit with cupboard below. Low level WC, radiator, wall lights and feature exposed brick wall with double glazed window overlooking the rear garden.

## Outside

Approached from the road via a pedestrian access gate, the fore garden is planted with numerous attractive shrubs and roses, with pathway leading to the entrance door.

From the Kitchen, a door leads to a rear courtyard with access to a brick built storage shed with power and plumbing for washing machine. Shared pedestrian access for the adjoining cottages is accessed across

this courtyard area.

Steps lead up to the hillside garden which has a sheltered timber decked area, enclosed by fencing, which creates a most pleasant seating space and is planted with a variety of fragrant honeysuckle, climbing roses and passion flowers. Malvern Stone steps flanked with shrub borders to either side ascend to a further gravelled tier. Another couple of steps ascend to a further gravel seating area with timber shed and gated access directly onto the Malvern Hills providing excellent walking trails.

## Agents Note

This property is currently being run as a very successful Holiday Let - <https://www.airbnb.com/h/a-number36-on-the-malvern-hills>

## Council Tax Band

We understand that this property is council tax band A.

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.

## 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

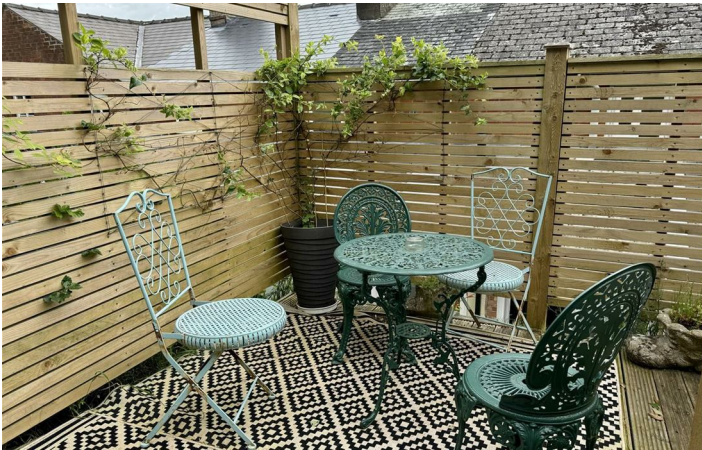
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

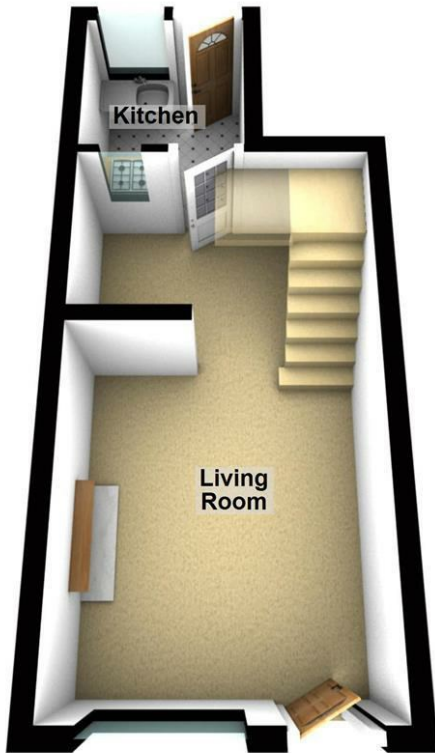
## Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - [https://youtu.be/4dPlx8Ezp0c?si=EX2PkmObnA\\_OO8Jk](https://youtu.be/4dPlx8Ezp0c?si=EX2PkmObnA_OO8Jk)



# Floor Plan

**Ground Floor**



**First Floor**



**36 Ebrington Road, Malvern**

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.

