



## 3 Link Elm Place Malvern, WR14 1FA

Welcome to Link Elm Place in the picturesque town of Malvern! Situated in a private and quiet location in the popular residential area of Malvern Link, this spacious and versatile detached bungalow offers a kitchen breakfast room, utility, generous size living room, three double bedrooms, and two bathrooms. With gardens that wrap around the property and ample driveway parking leading to the double garage. Offered for sale with no onward chain. EPC Rating Awaited

**£535,000**

# 3 Link Elm Place

Malvern, WR14 1FA



## Entrance Hall

Double glazed door opens into the Entrance Hall. With doors off to all rooms. Double glazed window to the side aspect, access to loft space via hatch. Radiator and central heating thermostat.

## Kitchen Breakfast Room

13'9" x 12'5" (4.2m x 3.8m)

The Kitchen Breakfast Room is comprehensively fitted with a range of base and eye level units and drawers with granite working surfaces above. Single electric oven with four point electric hob and extractor above, integrated fridge freezer and integrated dishwasher. A stainless steel curved undermounted sink inset to the granite worksurface. Double glazed window to the front aspect, tiled flooring, spotlights and radiator. Door to Utility.

## Utility

6'6" x 4'7" (2m x 1.4m)

Fitted with eye level units with working surfaces below. Space and plumbing for a washing machine and space for a further undercounter appliance. Radiator, continuation of tiled flooring from the Kitchen Breakfast Room and door to Garage.

## Living Room

18'0" x 13'1" (5.5m x 4m)

A spacious light room with double glazed window to the side aspect and French doors to the rear and side aspects opening out to the private rear garden. Radiator and TV aerial point.

## Bedroom One

13'9" x 9'10" (4.2m x 3m)

Double glazed window to the side aspect, built in wardrobe, TV aerial point and radiator. Door to En-Suite Shower Room.

## En-Suite Shower Room

Fitted with a double shower cubicle, glazed sliding door and fully tiled walls. Pedestal wash hand basin with tiled splashback and low flush WC. Chrome "ladder" style radiator, tiled flooring, wall mounted mirrored cabinet, spotlights and extractor to ceiling.

## Bedroom Two

12'9" x 11'1" (3.9m x 3.4m)

Double glazed window to the rear aspect, radiator and TV aerial point.

## Bedroom Three

12'9" x 11'1" (3.9m x 3.4m)

Double glazed window to the front aspect, radiator and TV aerial point.

## Bathroom

Fitted with a white suite comprising, shower cubicle with concertina door and fully tiled walls. Panel bath, vanity unit with sink inset and cupboards below and concealed cistern low flush WC. "Ladder" style radiator, spotlights and extractor ceiling and wall mounted mirrored cabinet. Tiled flooring and door to Airing Cupboard housing slatted shelving for storage and radiator.

## Garage

16'4" x 15'8" (5m x 4.8m)

Double garage with electric door opening to the driveway parking and a further courtesy door to the rear garden. Double glazed window to the rear aspect, wall mounted Ideal combination boiler and wall mounted electric fuse board. Power and lighting.

## Outside

The private garden to the rear and sides of the property are predominantly laid to lawn with fence hedge boundary. From the Living Room, stepping out on to the paved patio area adjoining the property. A paved pathway leads to the side of the property and the gated access leading to the front. With outside lighting.

To the front of the property is driveway parking for several vehicles leading to the garage and pathway to the front door. The fore-garden is predominantly laid to lawn with a hedge boundary to one side.

## Council Tax Band

We understand that this property is council tax band E.

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.

## 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



3 Link Elm Place, 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	78	88	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		