



30 Moat Crescent Malvern, WR14 2PP

Refurbished throughout, this semi detached home is offered for sale with no onward chain and is in excellent order. The well proportioned accommodation comprises a welcoming reception hall, spacious living room and refitted dining kitchen with integrated appliances. To the first floor are three good sized bedrooms and a stylish bathroom. With driveway parking, useful outbuildings and an enclosed rear garden, this family home is ready to move into. Viewing is via the Agents.

Guide Price £230,000

30 Moat Crescent

Malvern, WR14 2PP



Reception Hall

UPVC double glazed entrance door leads into the welcoming Reception Hall with double glazed window to side, ceramic tile flooring, radiator with decorative cover and staircase rising to the first floor landing. Cupboard housing consumer unit and doors leading to the Living Room and the Dining Kitchen

Living Room

12'7" x 12'6" (3.86 x 3.83)

Double glazed window to front, grey driftwood wood effect flooring, radiator, centre light with dimmer switch and high-level power points and TV aerial point suitable for wall mounted television.

Dining Kitchen

18'11" x 9'4" (5.79 x 2.85)

The Kitchen has recently been refitted with an attractive range of grey, shaker style base and eye level units with a marble effect work surface with up stands incorporating integrated dishwasher, fridge and freezer, Indesit electric fan assisted oven, Hisense microwave and four ring electric hob with glass splashback and concealed extractor hood above. Grey composite sink unit with spray head mixer tap, ceramic tile flooring as in the Reception Hall, double glazed windows overlooking the rear garden, radiator, spotlighting and double glazed door leading to the Side Lobby.

Side Lobby

The side Lobby provides access from the front to the rear of the property and also has access into the adjoining outbuildings.

First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with hatch to loft space which is insulated, partially boarded and has a pulldown ladder. Double glazed window to side, doors to all rooms.

Master Bedroom

12'6" x 11'1" (3.82 x 3.40)

Full height fitted wardrobes to one wall, double glazed window to front, radiator, centre light with comfort switch to the bedside and high-level power point and TV aerial point suitable for a wall mounted television.

Bedroom Two

12'5" x 8'7" (3.81 x 2.64)

Double glazed window to rear taking advantage of view towards the Malvern Hills, Airing Cupboard with Worcester combi gas central heating boiler and shelving, radiator, centre light with comfort switch to the bedside and high-level power point and TV aerial point suitable for a wall mounted television.

Bedroom Three

7'11" x 8'8" (2.43 x 2.65)

Double glazed window to front, radiator and bulkhead over the stairs which has been amended to create a useful home office desk space

Bathroom

The Bathroom has been re-fitted with a white suite comprising panelled bath with mixer tap and mains fed shower with rainfall head and additional handheld attachment. Pedestal wash and basin, low-level WC, full tiling to walls, spotlights, extractor vent, heated towel rail and obscure double glazed window to rear.

Outbuildings

The workshop area has two storage cupboards, the larger measuring 2.07 x 2.30 with light and power.

Outside

To the front of the property is a lawned fore garden with pathway leading to the entrance door. To one side is driveway parking and a door leading to the Side Lobby and rear garden beyond.

To the rear of the property is an enclosed garden which is primarily laid to lawn with patio seating area adjoining the rear of the workshop and further pathway which leads to a raised patio seating area to the top of the garden. The garden is enclosed by timber fencing to all sides and has outside lighting.

Council Tax Band

We understand that this property is council tax band B.

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.

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.

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.

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

