



36 Belmont Road, Worcestershire, WR14 1PL
£198,000

This spacious period terraced property has accommodation arranged over three floors which briefly comprises: Living room, breakfast/kitchen to the ground floor, two double bedrooms to the first floor with a further downstairs study/bedroom, bathroom and utility area to the lower ground floor. Further benefits include double glazing and gas central heating. Outside there are fore and rear gardens. Offered for sale with no onward chain

Living Room 12'2" x 10'11" (3.71m x 3.33m)

(into recess) Entrance door into living room with gas fire with stone hearth surround and shelving to chimney recess. Double glazed sash window to front aspect, radiator, electric consumer unit and meter. Leading to:

Inner Hall

With staircase rising to the first floor. Glass door leading to:

Kitchen 12'2" x 10'1" (3.71m x 3.07m)

Fitted with a range of wall and base units with roll top working surfaces with tiled splashback and extending to a breakfast bar. Stainless steel 1 ½ bowl sink with drainer and mixer tap over. Freestanding "Indesit" electric oven with four ring gas hob, space for fridge freezer and space and vent for a tumble dryer. Cupboard housing boiler. Radiator, extractor fan, double glazed window to rear garden. Glass door leading to the stairs descending to lower ground floor.

First Floor

From the Inner Hall, stairs rise to the First Floor, with access to loft space via hatch and doors to both bedrooms.

Bedroom One 13' x 10'11" (3.96m x 3.33m)

(to recess) Double glazed window to front aspect with views towards the Malvern Hills, radiator, door to storage cupboard with hanging rail and shelving.

Bedroom Two 12'11" x 10'11" (3.94m x 3.33m)

(to recess) Double glazed window to rear aspect, radiator.

Lower Ground Floor

Study / Occasional Bedroom Three 12' x 10'4" (3.66m x 3.15m)

High level window to front aspect with deep sills, shelving to chimney recess.

Downstairs Lobby 10'8" x 6'2" (3.25m x 1.88m)

Having plumbing for washing machine and tumble dryer, airing cupboard housing hot water tank with slatted shelving, radiator, door to rear storage room and bathroom.

Bathroom 10'11" x 6'2" (3.33m x 1.88m)

White suite comprising bath with electric "Triton" shower over, pedestal wash hand basin and low level

WC. Understairs cupboard and further overhead storage. Double glazed obscure window to rear aspect, extractor fan, part tiled walls, radiator, shaving light and mirror.

Storage Room 13'1' x 9'2" (3.99m' x 2.79m)

Of brick construction, with power and light, shelving units, tap and door leading to rear garden.

Outside

Small fore-garden to the front of the property with low boundary brick wall, iron railings and gate.

The garden to the rear of the property is laid mainly to lawn with some mature shrubs and is enclosed by wooden fencing. There is a right of access for the adjoining properties which runs the length of the terrace between the rear of the houses and the gardens.

Directions

From the offices of Denny and Salmond proceed along the Worcester Road in the direction of Malvern Link. At the first set of traffic lights turn left into Newtown Road. Continue along passing the primary school on the left hand side and Belmont Road will be found on the left hand side shortly afterwards. Turn into the road and the property will be found on the right hand side.

Council Tax

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.

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by

contacting the office prior to viewing, to clarify any aspect of importance.

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.

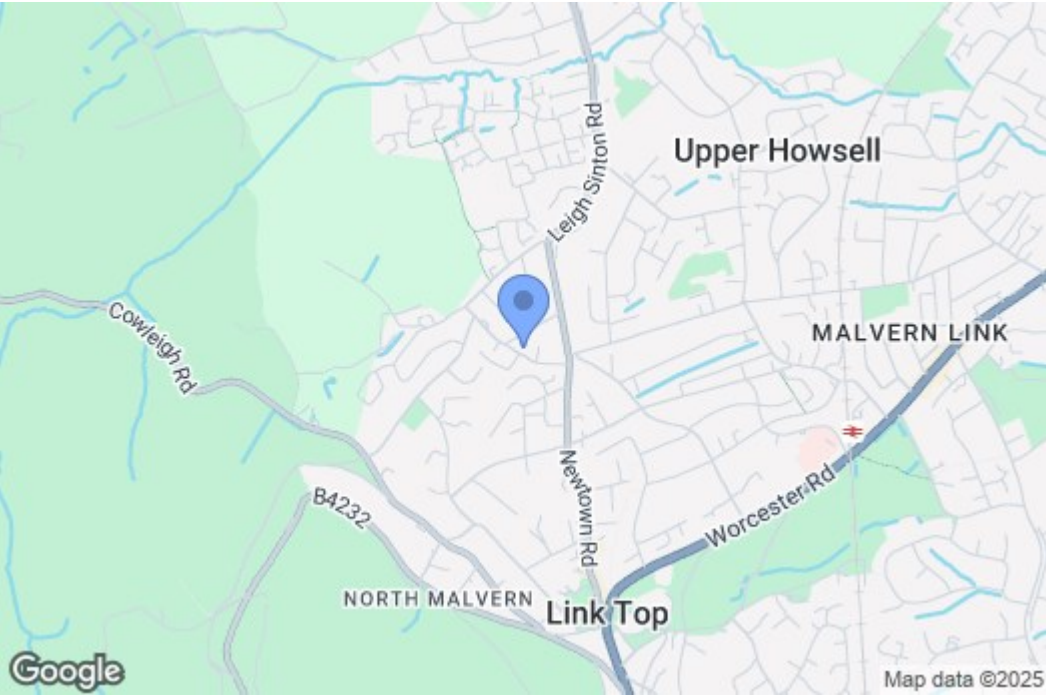
Buy To Let

This property is currently tenanted and should a buy to let investor be interested, could be sold with the tenant in situ. The tenant is currently paying £795 per calendar month. Should you require any further information please contact Denny & Salmond Estate Agents.

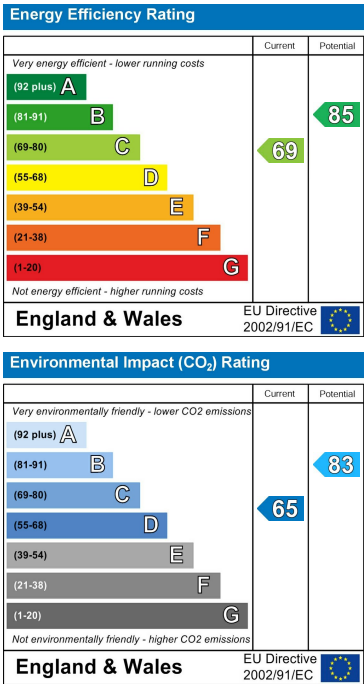
Floor Plan



Area Map



Energy Efficiency Graph



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