



53 Bracken Way Malvern, WR14 1JH

Located in a popular residential area, this terraced property ideal for Investors or First Time Buyers. In catchment of local primary & secondary schools and within walking distance of local amenities. The property offers a dining kitchen, cloakroom, and living room whilst to the first floor there are two bedrooms, a family bathroom and additional storage. Further benefitting from gas central heating, off road parking, double glazing and enclosed rear gardens with views to the Hills

£215,000

53 Bracken Way

Malvern, WR14 1JH



Canopy Entrance Porch

A canopy entrance porch with outside light leads to the part glazed entrance door

Entrance Vestibule

Tile flooring flows through the entrance area, kitchen and downstairs WC. Squared opening leading to:

Fitted Kitchen

11'10" x 7'8" (3.63 x 2.34)

The Kitchen is fitted with a range of base and eye level units and working surfaces. Stainless steel sink unit with drainer and mixer tap, space and plumbing for a washing machine or dishwasher. Single electric oven with four ring gas hob, stainless steel splash back and extractor over. Concealed ideal combination boiler, double-glazed window to the front aspect. Space for a tall appliance, radiator and tiled flooring.

Cloakroom

Fitted with a low flush WC, pedestal wash hand basin with tiled splash back and extractor fan. Wall mounted electric fuse board and radiator.

Living Room

13'3" x 11'11" (4.05 x 3.64)

A spacious Living Room with double glazed window to rear aspect, double glazed French Doors opening out to the rear garden and stairs with open balustrade rising to first floor. Radiator, TV point and door to understairs storage cupboard.

First Floor

From the living room, stairs rise to the First Floor. With doors off to both Bedrooms and Bathroom. Radiator, access to loft via hatch and door to storage cupboard with with slatted shelving.

Bedroom One

11'11" x 10'0" (3.64 x 3.05)

A generous double Bedroom with two double glazed windows to the rear aspect, providing views over rooftops towards the Malvern Hills. Radiator and TV point.

Bedroom Two

7'9" x 6'11" (2.38 x 2.13)

Double glazed window to the front aspect and radiator.

Bathroom

Fitted with a white suit comprising low flush WC, pedestal wash hand basin with tiled splash back and wall mounted mirror cupboard above. Panelled bath with mains shower over, partially tiles walls, obscured double glazed window to rear aspect, ladder radiator and extractor to ceiling.

Outside

To the front of the property is parking for one vehicle, paved path leading to the property and numerous mature hedges and shrubs.

To the rear of the property is a paved seating area, which leads to the lawned garden with shrub filled borders. The lawn leads up to a raised decked seating area and garden shed.

Gated side access leads around the neighboring properties to the front of Number 53 and an additional gate leading to additional space and storage shed. Outside lighting and tap. The gardens are encompassed with timber fencing and enjoy views to the Malvern Hills.

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.

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.

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

Agents Note

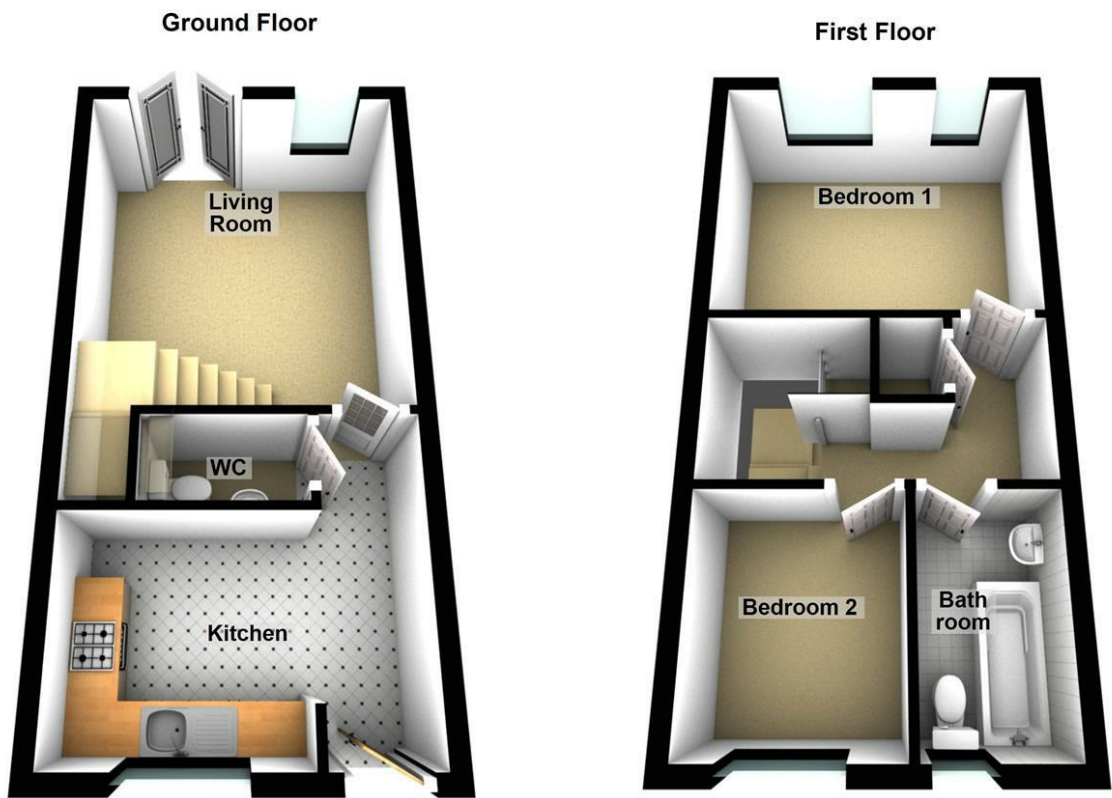
An annual payment to the 'greenbelt' areas in the this community is required to be paid by all residents. Should you proceed with the purchase of this property these details should be clarified by your solicitor.

Directions

From our Malvern Office Head north on Worcester Rd/A449, Turn left onto Newtown Rd/B4503, Continue to follow B4503, Turn left onto Hill View Rd, Turn left onto Cooper, Turn right and 53 Bracken Way is on the Left.



Floor Plan



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

