



16 Leadon Road Malvern, WR14 2XF

Situated at the end of a cul-de-sac in a very popular residential area, is this refurbished three bed semi detached home. The property briefly comprises of: Entrance hall, living room, open plan refitted kitchen dining room with integrated appliances. Whilst to the first floor are three bedrooms, a refitted bathroom and a separate WC. The property further benefits from double glazing, gas fired heating, generous gardens to the front, side and rear and a single garage. Offered with no onward chain, an internal viewing is strongly recommended.

£325,000

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Reception Hall

Part glazed entrance door opens into the Reception Hall, with stairs rising to the first floor, wall mounted consumer unit and radiator. Door opens to:

Living Room

14'7" x 13'1" (4.45 x 3.99)

A light and spacious room with a large double glazed window to the front aspect, coving to ceiling, radiator and wood effect flooring. Glazed double doors open to:

Kitchen Dining Room

18'9" x 11'10" (5.74 x 3.63)

From the Living room doors open to the recently re-fitted Kitchen Dining room, with ample space for a dining table and double glazed doors opening to the rear garden.

The Kitchen area is comprehensively re-fitted with a range of matte coloured base and eye level units, with working surfaces and half tiled splash back. Contemporary suspended cylinder extractor fan, with four ring gas hob below, set into the extended worktop, providing seating and radiator below. Composite one and a half sink unit, with drainer and mixer tap, integrated dishwasher and washing machine. Double electric oven with ample cupboard space above, integrated fridge freezer and wine rack. Double glazed window to the rear aspect, overlooking the rear garden and double glazed door opening to the side access. Door to a useful pantry cupboard with shelving.

First Floor Landing

From the Reception Hall, the staircase rises to the First Floor Landing with hatch to the boarded loft space. Double glazed window to the side aspect and doors to all rooms.

Bedroom One

13'0" x 9'4" (3.98 x 2.87)

A bright and airy room with a double glazed window to the front aspect and radiator.

Bedroom Two

12'0" x 8'11" (3.68 x 2.72)

Double glazed window to the rear aspect, taking advantage of view over rooftops towards the Malvern Hills, radiator.

Bedroom Three

9'0" x 8'2" (2.75 x 2.51)

Double glazed window to the front aspect, radiator and bulkhead over the stairs.

Bathroom

The Bathroom is fitted with a white suite comprising, panel bath with glazed screen, tiled splashback and mains shower over. Contemporary sink unit with cupboards below, "ladder" style radiator and wood effect flooring. Obscured double glazed window to the rear aspect.

Cloakroom

Fitted with a low flush WC and floating wash hand basin with tiled splash back. "Ladder" style radiator, wood effect flooring and obscured double glazed window to the rear aspect.

Outside

To the front of the property there is a large expanse of lawn with a pathway leading to the front door and from the front garden a pedestrian pathway leads to the SINGLE GARAGE with an up and over door, with power and lighting, consumer unit and double glazed window to the side aspect. In front of the garage is additional parking for one vehicle and an electric car charging point.

Outside to the rear of the property, is a generous paved patio area with a step that leads to the lawned gardens, with shrub borders. The gardens are enclosed with wooden panel fencing and to the far end of the garden is a further paved seating area with a wooden pergola.

External water tap, power supply and paved pathway leading down the side of the property to the kitchen door and a generous storage cupboard housing the gas meter.

Please note that there is a hot tub, sited on the patio. This is available by separate negotiation, the Catalina III hot tub is a 5-person hot tub, with hydrotherapy jets, LED lighting and sound system.

Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet:- <https://youtu.be/u-ZVayQo42w?>

Council Tax Band

We understand that this property is council tax band C.

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.

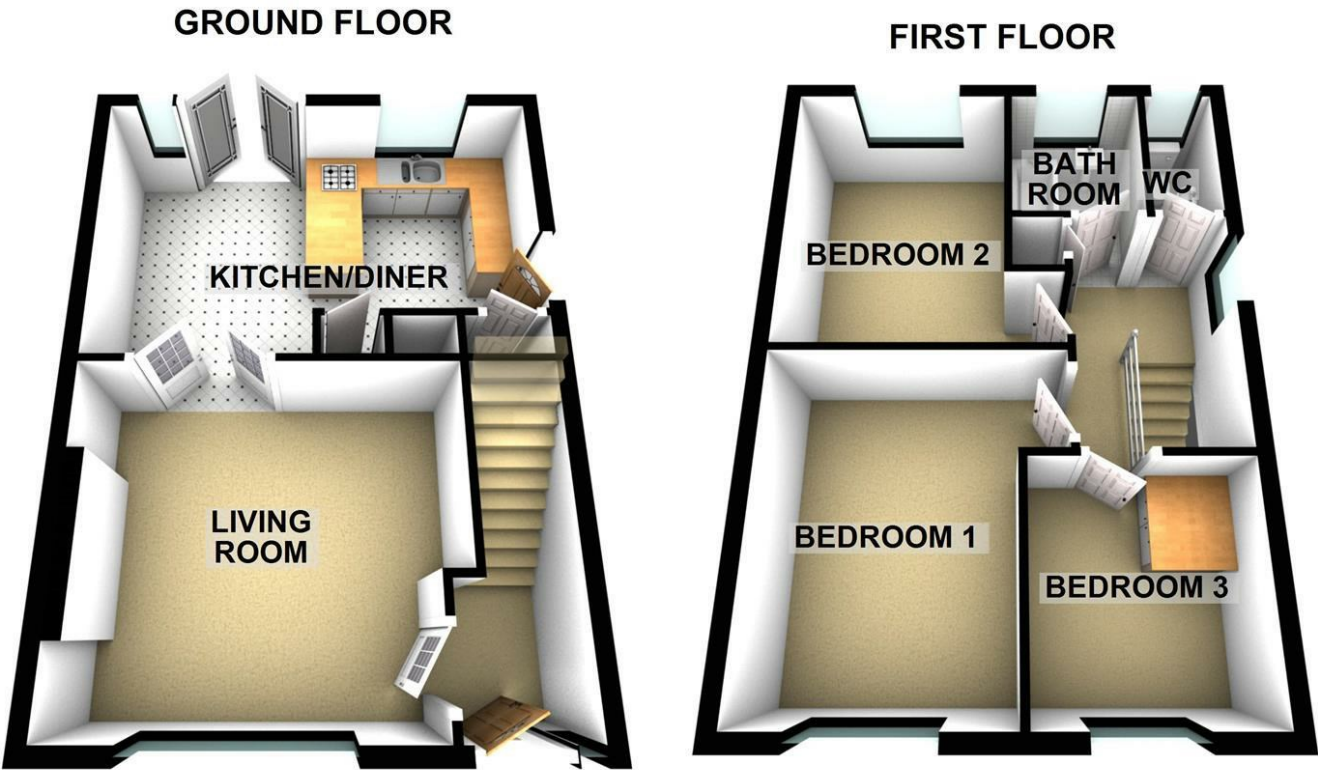
Freehold

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





16 LEADON 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	