



## 15 Bramble Close

Malvern, WR14 2UW

Located in a popular residential area and close to amenities, this delightful semi-detached house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property comprises a Living Room, well equipped Kitchen Dining Room with door opening out to the private rear Garden. Whilst to the first floor are two well-proportioned Bedrooms and a Bathroom. This house is well presented throughout and further benefits from tandem parking for several vehicles, double glazing throughout and a recently installed Worcester Bosch Boiler. Offered for sale with no onward chain.

**Guide Price £240,000**

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## Entrance Hall

Entrance door opens to the Entrance Hall with a large double glazed obscured window to the side aspect, wooden flooring and wall mounted electric consumer unit.

## Living Room

13'1" x 10'11" (4.0 x 3.34)

A spacious Living Room with stairs rising to the First Floor and door to a useful understairs storage cupboard with lighting. Continuation of the wooden flooring, double glazed window to the front aspect, radiator and TV point. Part glazed door to:

## Kitchen Dining Room

13'9" x 8'1" (4.21 x 2.47)

The Kitchen is fitted with a range of base and eye level units with working surface and tiled splashback. Single electric oven with four ring gas hob and extractor above, stainless steel sink unit with drainer and mixer tap. Space and plumbing for a washing machine and space for a tall appliance. Radiator, double glazed window to the rear aspect and part glazed door opens to the Rear Garden. Space for a dining table.

## First Floor Landing

From the Living Room, stairs rise to the First Floor Landing with doors off to all rooms and double glazed window to the side aspect. Access to the partially boarded loft space via hatch.

## Bedroom One

11'5" x 10'5" (3.49 x 3.18)

A generous double bedroom with large mirror fronted wardrobes, double glazed window to the front aspect and radiator. Door to a storage cupboard, currently housing the recently installed Worcester Bosch Combination Boiler.

## Bedroom Two

9'10" x 7'11" (3.01 x 2.43)

Double glazed window to the rear aspect overlooking the well maintained Rear Garden. Radiator.

## Bathroom

The Bathroom is fitted with a white suite comprising panel bath with tiled splashback and mains shower over, low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Wall mounted mirror, extractor fan, 'Ladder' style radiator and double glazed obscured window to the rear aspect.

## Outside

The Fore-Garden is predominantly laid to lawn with tandem style parking for several vehicles.

The Garden to the rear of the property is predominantly laid to lawn for ease of maintenance with a paved seating area adjoining the property and an outside tap. A paved path leads to the large metal shed and additional seating area. The garden is encompassed by timber fencing with gated side access to the driveway parking and the Fore-Garden.

## Council Tax Band

We understand that this property is council tax band C.

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.

## 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.

## 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

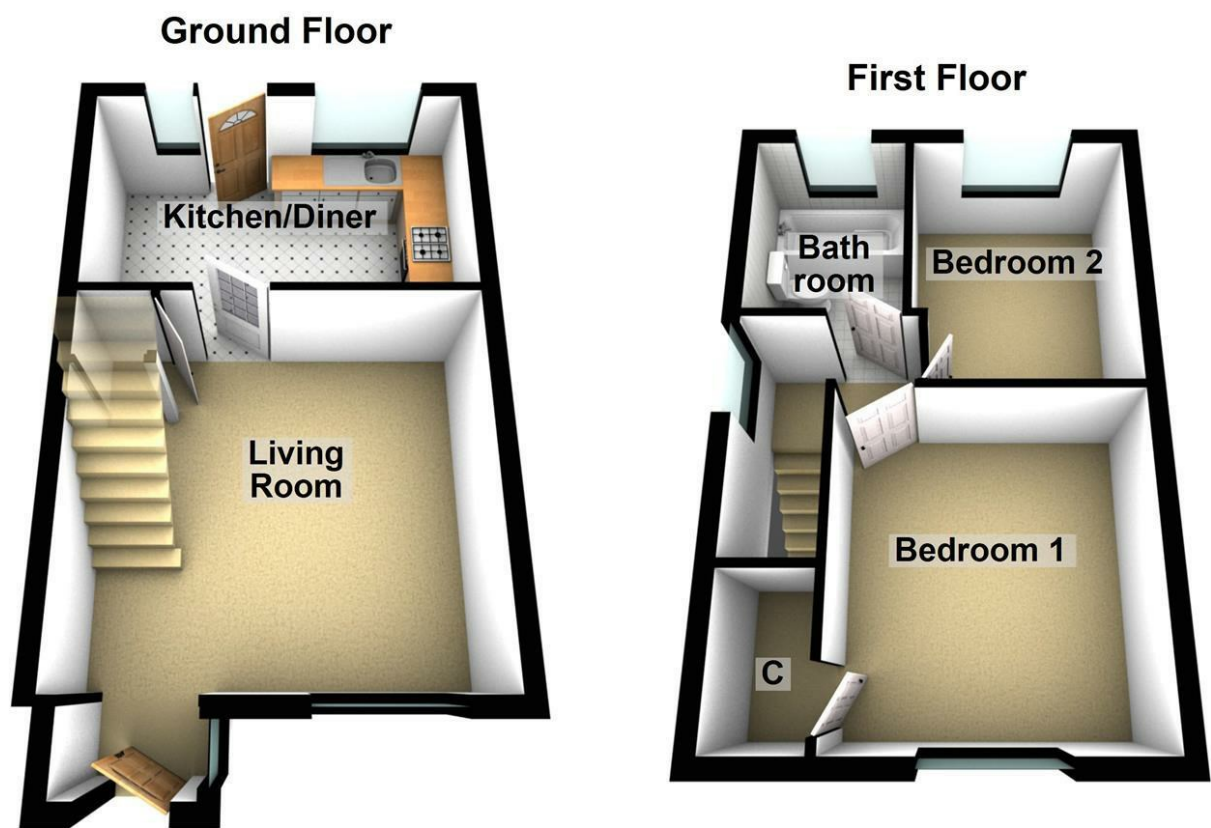
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Directions

From our Malvern office head towards St Ann's Rd, continue to follow A449, slight left onto Church St/B4211, turn left onto Madresfield Rd, at the roundabout, take the 1st exit onto Pickersleigh Rd/B4208. turn right onto North End Lane/B420, turn left onto Maybank, turn left onto Bramble Close, the property will be located at the end of the cul-de-sac as shown indicated by our agents board.







15 Bramble Close, 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		
(69-80) C	74	80
(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	