



## 4 Somers Terrace Hereford Road

Malvern, WR13 5DS

This generous four bedroom mid terrace property is located within the popular village of Leigh Sinton, within catchment of the local primary and secondary schools and well positioned for commuting. In brief the accommodation comprises, Entrance vestibule, entrance hall, living room, kitchen dining room and cellar. Whilst to the first floor are three bedrooms, office and bathroom and to the second floor is a further bedroom with en-suite. With gas central heating, double glazing throughout and generous sized rear garden, this home has been lovingly looked after.

**Guide Price £280,000**

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## Entrance Vestibule

Steps up to the front door that opens into the Entrance Vestibule. Wooden flooring, light, dado rail and part glazed door opens into the Entrance Hall.

## Entrance Hall

With doors off to the Living Room, Kitchen Dining Room and Cellar. Continuation of wooden flooring, dado rail, radiator and stairs rise to the First Floor.

## Living Room

17'1" x 12'3" (5.22m x 3.75m)

The feature of this room is the open fireplace with painted brick surround. Two double glazed windows to the front aspect, radiator, coving to ceiling and wooden flooring.

## Kitchen Dining Room

18'8" x 9'11" (5.7m x 3.04m)

The Kitchen area is fitted with painted eye and base level units and drawers with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, double electric Bosch oven and four point Bosch induction hob. Concealed Worcester combination boiler. Tiled flooring, breakfast bar with space for seating and double glazed window to the rear aspect overlooking the rear garden.

The Dining area has the continuation of the tiled flooring, upright radiator and double glazed French doors opening out to the rear garden.

## Cellar

Steps down to the cellar, with head height restriction, light and power.

## First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors to Bedrooms Two, Three & Four, Bathroom and Office. Door to Storage Cupboard.

## Bedroom Two

10'7" x 10'3" (3.25m x 3.14m)

Fitted with built in wardrobes with mirrored sliding doors. Double glazed window to the front aspect. Radiator.

## Bedroom Three

10'0" x 9'10" (3.05m x 3.02m)

Fitted with built in wardrobes with mirrored sliding doors and double glazed window to the rear aspect. Radiator.

## Bedroom Four

10'0" x 6'5" (3.07m x 1.96m)

Currently used as a walk-in wardrobe with double glazed window to the rear aspect. Radiator.

## Office/Bedroom Five

7'9" x 6'6" (2.37m x 2m)

Double glazed window to the front aspect. Radiator.

## Bathroom

The contemporary Bathroom is fitted with a white suite comprising panelled Jacuzzi bath with electric Triton shower over and glazed screen. Vanity unit with basin insert, mixer tap and drawer below, and low flush WC. Fully tiled walling and tiled flooring, "ladder" style chrome radiator, spotlights to ceiling and extractor.

## Second Floor

From the First Floor, stairs rise to the Second Floor, with a Velux window to the ceiling and door to Bedroom.

## Bedroom One

16'9" x 11'9" (5.12m x 3.6m)

Two Velux windows to the front and rear aspects, providing glorious views over roof tops. Radiator and painted chimney breast.

## En-Suite Shower Room

Fitted with a white suite comprising, pedestal wash hand basin, low flush WC and corner shower cubicle with tiled walls and mains shower. Velux window to the front aspect, chrome "ladder" style, radiator and storage into the eaves.

## Outside

From the Kitchen Dining Room, stepping out to the private paved patio area that adjoins the property, perfect for entertaining. Steps lead up to the generous lawned garden with shrub filled borders, hedge and timber fence boundaries. To the rear of the garden is a timber pergola which provides access to the private garden. Predominantly laid to stone with a large insulated timber summerhouse, (available by separate negotiation) benefitting from power and lighting. The perfect environment for a home office or gym. To the rear of the property there is a disused pedestrian right of way access for the adjoining property.

## 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.

## 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.

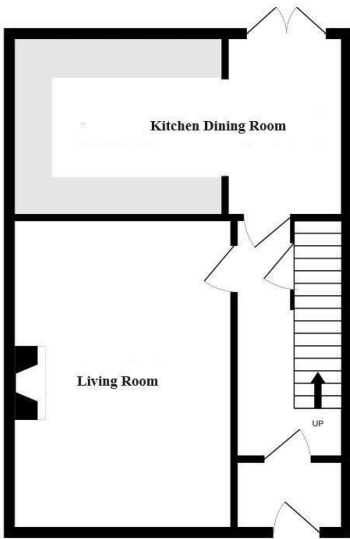
## Freehold

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.

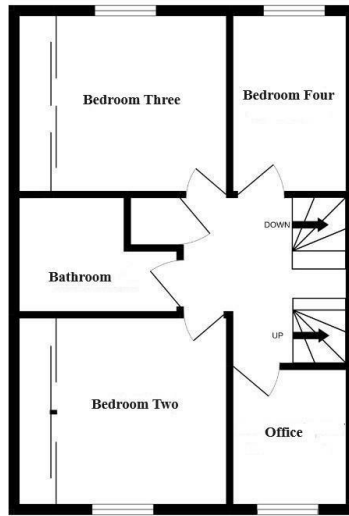


# Floor Plan

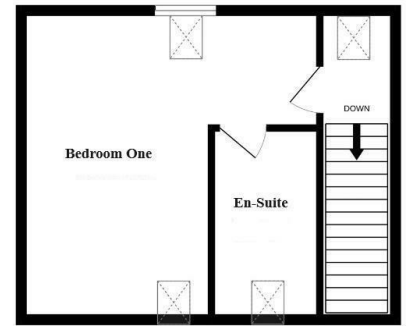
GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

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.

