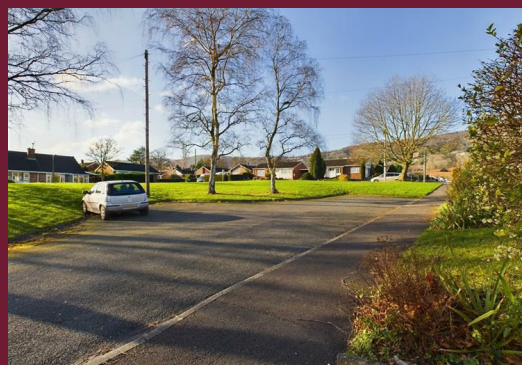




## 7 Engadine Close, Malvern, WR14 3QD

**£259,000**

A semi detached house in a quiet location , south facing at the front and overlooking a green area, within a short walk to a bus stop and having Peachfield Common very nearby. The property which would benefit from some updating offers accommodation comprising:- hall, front aspect lounge, kitchen with freestanding appliances, dining room/bedroom 3, WC, two bedrooms to first floor, shower room, and large easily accessible loft space. Off road parking on the drive, an external store room (formerly the garage), easily maintained garden. The property benefits from gas central heating, has double glazed windows and is offered for sale with no onward chain.



## 7, Engadine Close, Malvern, WR14 3QD

Steps from drive with handrail to front door.

### HALL

Opaque double glazed door opens to reception hall with stairs to first floor, double radiator, telephone point and doors to:-

### LOUNGE 18'9" x 10'8" (5.72m x 3.26m)

Front aspect double glazed window south facing and overlooking green, double radiator, fireplace, television aerial lead.

### KITCHEN 9'2" x 7'1" (2.80m x 2.17m)

Rear aspect double glazed window, opaque double glazed door to garden, fitted kitchen units with tiled surround and including gas cooker, washing machine, fridge and freezer, slimline dishwasher, single drainer sink unit, larder cupboard with Worcester gas central heating boiler.

### DINING ROOM/BEDROOM THREE 10'1" x 9'0" (3.08m x 2.76m)

Rear aspect double glazed window, radiator, door to under stairs WC, telephone point.

### WC 8'5" x 2'9" (2.58m x 0.84m)

With Saniflo WC, wash basin, storage area under the stairs.

### FIRST FLOOR

From the half landing a hatch opens to a large loft space. Stairs to full landing with doors to:

### BEDROOM TWO 7'10" x 7'5" (2.39m x 2.28m)

Front aspect double glazed window overlooking the green, radiator.

### BEDROOM ONE 10'11" x 10'7" (3.33m x 3.25m)

Front aspect double glazed window overlooking the green, radiator, telephone point.

### SHOWER ROOM 10'0" x 4'4" (3.06m x 1.33m)

Side aspect opaque double glazed window, radiator, WC, pedestal wash basin, large shower area with electric shower and folding glass door, tiled walls. Door to built in cupboard with shelving.



## OUTSIDE

Open plan front garden with south facing outlook over the green, off road parking on driveway, steps up to front door. Garage storage 4.93m x 2.59m ,with up and over door and side aspect window. Gate to rear garden. Rear garden with outside tap, patio with inset shrubs, steps down to area with space for a shed and flower beds. View of the hills from the garden.

## DIRECTIONS

From the Malvern office proceed down Church Street and turn right onto Avenue Road and immediate right onto Priory Road. Take the second left onto Woodshears Road and at the junction turn right onto Court Road, this becomes St. Andrews Road. Follow the road along and take the third left into Geneva Avenue and when you reach 'the green' turn right then first left into Murren Avenue. Engadine Close is a small cul de sac to the left and no. 7 is on the right.





**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

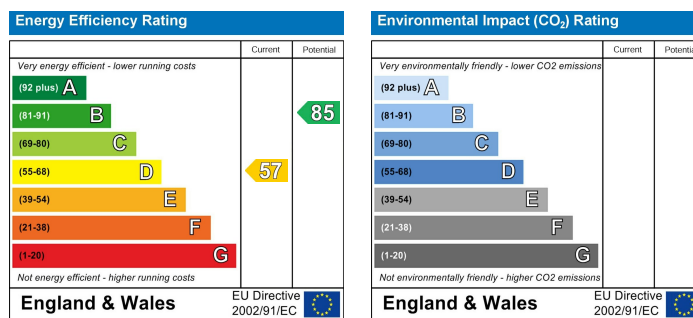
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

**SERVICES:** Mains electricity, gas, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: D57 Potential: B85

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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