



**8 Blandford Close, Welland, WR13 6SF**

**£300,000**

A modern semi detached three bedroom home for sale with no chain in a village cul-se-sac location. The accommodation comprises; canopy porch, entrance hall, sitting room, dining kitchen with doors to the rear garden, three bedrooms, main bathroom with white suite. Further benefits include; double glazing, electric heating (no gas in village), garage and two parking spaces (potential for more) enclosed rear garden. For Sale with no onward chain.



## 8, Blandford Close, Welland, WR13 6SF

### CANOPY PORCH

Outside carriage light, obscure glass double glazed door to:

### ENTRANCE HALL

Ceiling light point, wall mounted night storage heater, stairs to first floor, door to:

### SITTING ROOM 14'1" x 14'1" (4.30m x 4.30m)

Front aspect double glazed window, ceiling light point, wall mounted duplex programmable electric radiator, wall mounted night storage heater, under stairs storage cupboard, arch to:

### KITCHEN DINER 17'6" x 9'4" (5.35m x 2.85m)

Rear aspect double glazed double doors from dining area and single double glazed door from kitchen area, both leading to rear garden patio, two ceiling light points, fitted kitchen comprising: range of floor and wall mounted emperor blue units under a marble effect work top, stainless steel single drainer sink unit, integral gas hob (LPG) with oven below and extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge freezer, space for dining table, wood laminate flooring.

### LANDING

Side aspect double glazed windows, ceiling light point, access to roof space, built in airing cupboard containing hot water cylinder and slatted shelving, door to:

### BEDROOM ONE 12'8" x 7'3" (3.88m x 2.23m)

Front aspect double glazed window with views to the Malvern Hills, ceiling light point, wall mounted night storage heater.

### BEDROOM TWO 10'11" x 10'8" (3.33m x 3.26m)

Rear facing double glazed window, ceiling light point, wall mounted night storage heater.

### BEDROOM THREE 9'0" max x 6'7" (2.76m max x 2.02m)

rear aspect double glazed window, ceiling light point, wall mounted night storage heater, over stairs storage cupboard.



### **BATHROOM 6'6" x 5'6" (1.99m x 1.68m)**

Rear aspect obscure glass double glazed window, ceiling light point, three piece white suite comprising: panel bath with triton shower over, pedestal wash basin, push flush WC, fully tiled walls, wall mounted ? electric fan heater, wood plank effect flooring.

### **FRONT GARDEN**

Low maintenance front garden, laid entirely to stone chip with a pair of mature shaped shrubs. The stone chip provides parking for two cars with potential for more and leads to the garage and front door.

### **REAR GARDEN**

Gated rear garden, mainly laid to lawn with a paved patio accessed from the kitchen diner with space for outside table and chairs and al fresco dining, side pedestrian access.

### **GARAGE 16'0" x 8'10" (4.9m x 2.7m)**

Front aspect up and over style door, eaves storage, power and light.

### **DIRECTIONS**

From the Allan Morris office in Great Malvern follow the road across Belle Vue Terrace in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland to a T-junction. Turn left and proceed straight on to the village of Welland, take the first turning on the right into Giffard Drive and then first left into Blandford Close where number 8 can be found to the head of the cul-de-sac as indicated by the Allan Morris 'For Sale' board.





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

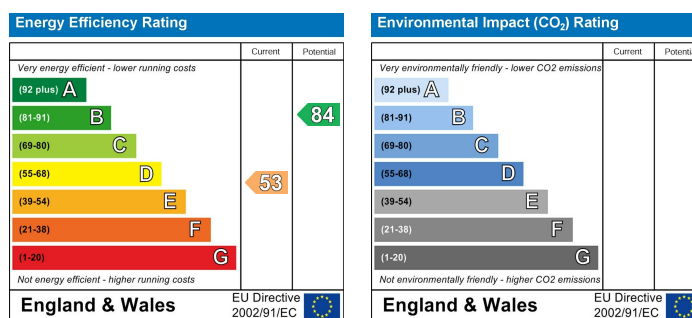
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, 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 (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: E53 Potential: B84

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270



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