



**37 Victoria Park Road, Malvern, WR14 2JX**

**£350,000**

A spacious semi detached three bedroom Victorian home in need of updating in a cul de sac location for sale with no onward chain. Situated a short walk from Victoria Park, the versatile accommodation comprises: entrance porch, entrance hall, dual aspect sitting room with original fireplace, study/second reception with fireplace, dining kitchen, rear hall, ground floor shower room/utility, cellarge, three bedrooms, main bathroom. Further benefits include; gas central heating, many original features including fireplaces, enclosed rear garden, double garage and driveway for four cars. Viewing a must to appreciate the character and potential of home on offer.



# 37, Victoria Park Road, Malvern, WR14 2JX

## PORCH

Access via a double glazed door, ceiling light point, windows to front and side aspects, obscure glass. Door to:

## ENTRANCE HALL

Ceiling light point, smoke alarm, cornicing, stairs to first floor, radiator, original patterned tiled floor. Doors to:

## SITTING ROOM 16'11" x 12'0" (5.17m x 3.66m)

Dual aspect with twin front and twin side aspect sash windows, ceiling light point, cornicing, large feature fireplace with ornamental and insert living flame gas fire set in Cast Iron fireplace with dragon motif, radiator, high level skirting.

## STUDY 13'0" x 8'0" (3.98m x 2.44m)

Side aspect sash window, ceiling light point, cornicing, feature fireplace with inset Cast Iron fireplace, tiled sides and hearth, radiator, serving hatch to kitchen.

## DINING KITCHEN 24'1" max x 13'0" max narrowing to 7'10" (7.36m max x 3.98m max narrowing to 2.41m)

Dual aspect with rear and side facing windows, three ceiling light points, fitted kitchen comprising of a range of floor and wall mounted units under a wood effect work top, double bowl sink unit, space for cooker, space for further appliances, tall Victorian kitchen style fireplace with floor mounted wood burner, bespoke full height storage cupboards with shelving, radiator. Door to:

## REAR HALL

Ceiling light point, radiator, glazed door to rear garden, built in boiler cupboard with wall mounted Worcester gas boiler and shelving.

## SHOWER ROOM/UTILITY 7'10" x 6'4" (2.40m x 1.94m)

Side aspect obscure glass window, ceiling light point, white suite comprising: tiled shower cubicle with Mira shower, pedestal wash hand basin, WC, space and plumbing for washing machine, radiator.

## CELLAR ROOM ONE 12'7" x 5'8" including (3.85m x 1.75m including )

Ceiling light point, open door to:

## CELLAR ROOM TWO 12'11" x 8'0" (3.96m x 2.44m )

Window to side, ceiling light point (current height 1.86m)



## LANDING

Ceiling light point, access to large loft with potential for conversion, smoke alarm, doors to:

## BEDROOM ONE 16'11" x 11'11" (5.17m x 3.64m)

Dual aspect with twin front aspect sash windows with views to the side of the Malvern Hills and side aspect sash window, ceiling light point, wash hand basin with storage below and wall light with shaver socket over, radiator.

## BEDROOM TWO 24'4" x 13'0" narrowing to 7'11" (7.42m x 3.97m narrowing to 2.42m)

T shaped, twin rear aspect sash windows, two ceiling light points, radiator, range of full height fitted wardrobes and storage cupboards.

## BEDROOM THREE 13'1" x 8'0" (3.99m x 2.45m)

Side aspect sash window, ceiling light point, radiator, built in wardrobe and storage cupboard and chimney recess.

## BATHROOM 5'11" x 5'2" (1.82m x 1.59m)

Sash window, ceiling light point, coloured suite comprising: panel bath, pedestal wash basin, WC, wall mounted Newlec electric heater.

## FRONT GARDEN

Mainly laid to lawn sat behind a mature Beech hedge with flower and shrub beds to side. A tarmac drive provides parking for four cars with potential for more and leads to the double garage and pedestrian access to the rear garden.

## REAR GARDEN

Large initial patio and with space for table and chairs and al fresco dining, remainder laid to lawn with flower and shrubs to borders, outside cold water tap.

## GARAGE 28'4" x 16'5" (8.65m x 5.01m)

Detached brick built double garage accessed via a double up and over style door to the front, ceiling light point, power points, glazed door and window to rear garden.

## DIRECTIONS

From the Allan Morris office in Great Malvern proceed along Worcester Road in the direction of Malvern Link. On reaching the area of shops, proceed to the crossroads and turn right into Pickersleigh Avenue. Turn immediately left into Victoria Park Road and No 37 can be found on the left hand side towards the head of the cul-de-sac.





Allan Morris

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Approximate total area<sup>®</sup>  
162.5 m<sup>2</sup>

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

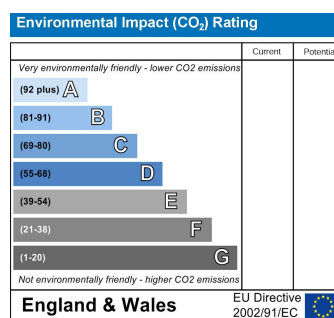
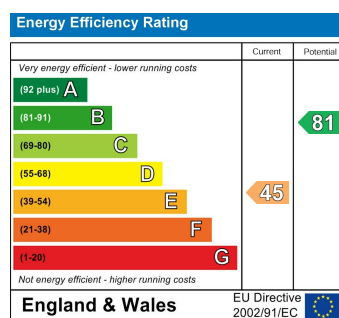
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, 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: E

**ENERGY PERFORMANCE RATINGS:** Current: E45 Potential: B81

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



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