



10 Kinnersley Road, Malvern, WR14 1JZ

**Offers In The Region
Of £280,000**

A detached bungalow in a quiet location of similar residences with two double bedrooms. The property has potential to be updated and has a lovely rear garden of a good size.

Briefly comprising:- small porch, reception hall with built in cupboards, dining kitchen with built in larder, lounge overlooking the garden, two double bedrooms to the front aspect, bathroom.

The garage is integral and under the same roof line plus there is a large loft with potential to be converted subject to pp. At the front there is a low maintenance garden and parking and at the rear a good size garden with mature trees and shrubs. The property has gas central heating and double glazing and is offered for sale with no onward chain.



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ENTRANCE

Double glazed door opens to:

PORCH

With opaque glazed door with adjacent opaque glass window to:

RECEPTION HALL

With radiator, hatch to loft space, double doors to built in cupboard with cupboard over. Doors to:-

BATHROOM

Side aspect opaque double glazed window, bath with tiled surround, hand rail and thermostatic shower over, wash basin, WC, radiator, half tiled walls.

BEDROOM ONE 11'5" x 11'5" (3.5m x 3.5m)

Front aspect double glazed window with view of Hills, radiator.

BEDROOM TWO 9'10" x 11'5" (3.0m x 3.5m)

Front aspect double glazed window with view of the Hills, radiator.

DINING KITCHEN 14'7" x 12'11" max 10'4" min (4.45m x 3.94m max 3.17m min)

Rear aspect double glazed window, radiator, half opaque glazed door to garden. Door to built in cupboard with electric and shelving. Airing cupboard with hot water cylinder, wall mounted Baxi gas central heating boiler, central heating control panel.

Fitted kitchen units to eye and base level with built in double oven, built in four ring gas hob, single drainer sink unit, plumbing for washing machine.

LOUNGE 13'10" x 14'7" (4.24m x 4.46m)

Rear aspect large double glazed window overlooking the garden, brick fireplace with gas fire, double radiator, television aerial point.



OUTSIDE

Covered area adjacent back door, path along property. Garden with lawn with flowering shrubs and trees, planted borders, hedged boundary. Door to built in shed with shelving. At both sides of the bungalow are gates to the front.

At the front of the property, gravelled for low maintenance with off road parking for one car to the fore of the garage.

DIRECTIONS

From the office proceed along Worcester Road to the traffic lights. Turn left and follow road to the right, this is Newtown Road. Go past Malvern Valle on the left hand side and take the third left into Westward Road. First right into Kinnersley Road and the property is on the right hand side.



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

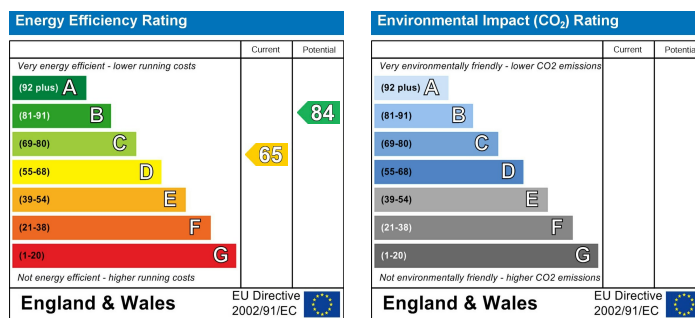
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and curtains will remain within the sale.

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: C

ENERGY PERFORMANCE RATINGS: Current: D65 Potential: B84

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



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