



1 Cobham Close, Malvern, WR13 6SG

Price Guide £290,000

A beautifully presented, detached two bedroomed bungalow in this quiet cul de sac location. In brief, the accommodation comprises: Hallway, lounge/dining room, fitted kitchen, shower room with new electric shower, two bedrooms, level and enclosed gardens, garage and driveway. There are new carpets at the property and it has been maintained to a very good standard. Offered in a NO CHAIN SALE SITUATION, we recommend an early viewing to appreciate this property.



1, Cobham Close, Welland, Malvern, WR13 6SG

ENTRANCE HALLWAY

uPVC obscure double glazed door to the size aspect, two ceiling lights, power point, smoke alarm, electric fuse box, loft access, new fitted carpets, doors to:

LOUNGE/DINING ROOM 18'0" x 11'11" (5.51m x 3.65m)

uPVC double glazed patio door to the rear garden, uPVC obscure double glazed door to the size aspect, two ceiling lights, electric radiator, power points, feature fireplace with a wood mantle and electric coal effect fire.

KITCHEN 10'7" x 8'7" (3.25m x 2.64m)

uPVC double glazed windows to the rear aspect, fitted with a matching range of cream wall and base units with wood effect work surface, part tiled splash backs, power points, stainless steel one and a half bowl, sink and drainer with a stainless steel mixer tap over, space and plumbing for a washing machine, space for a fridge, integral oven, ceramic four ring hob with a stainless steel extractor fan over, electric radiator, inset ceiling spot lights, tiled floor.

BEDROOM ONE 11'9" x 11'0" (3.60m x 3.37m)

uPVC double glazed feature bay window to the front aspect, two double wardrobes, power points, electric radiator, ceiling light.

BEDROOM TWO 9'7" x 8'7" (2.93m x 2.62m)

uPVC double glazed window to the front aspect, power points, ceiling light, electric radiator.

SHOWER ROOM

uPVC obscure double glazed window to the side aspect, fitted with a white suite comprising: low level WC and wash hand basin in a vanity unit with a storage cupboard underneath, part tiled walls and new vinyl panels, new electric shower and tiled cubicle with shower curtain, electric heated towel rail, inset ceiling spot lights, shaver point, door to: airing cupboard (housing the hot water tank and wooden slatted shelving).

OUTSIDE - FRONT GARDEN

Lawned area, border with plants and shrubs, side gate to the rear garden, tarmac driveway with parking for three cars leading to:

GARAGE 16'1" x 8'11" (4.91m x 2.72m)

With up and over door, power and lighting, pedestrian door to the rear.



REAR GARDEN

Paved patio area, lawned area with plants, shrubs and a small tree, garden shed, wood panel fencing and hedgerow surrounds, pedestrian door to the garage.

DIRECTIONS

Leaving Great Malvern on to the Wells Road, follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Malvern 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 follow the road round to the left where Cobham Close can be found on the left hand side. No. 1 can be found as indicated by our For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris Estate Agents on 01684 561411 or email malvern@allan-morris.co.uk.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

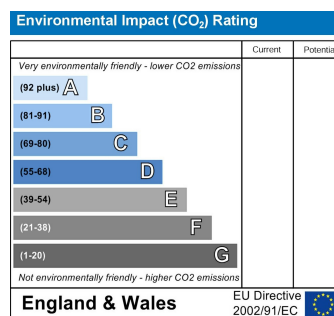
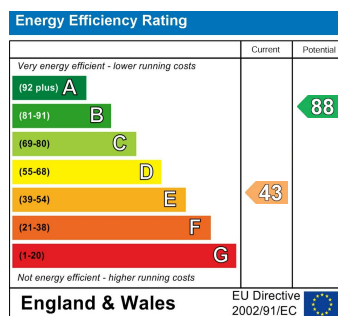
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: E43 Potential: B88

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



- Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
 - (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
 - (iv) Rents quoted in these particulars may be subject to VAT in addition, and
 - (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London