



**43 Hornyold Road, Malvern, WR14 1QH**

**£450,000**

A very individual and well proportioned property, found in one of Malvern's most attractive and sought locations. 43 Hornyold Road is a split level house with the majority of the living accommodation on the middle/ground floor. Comprising; entrance hall, sitting dining room, kitchen, two double bedrooms, bathroom, first floor loft room, lower ground floor with separate entrance, hallway, garage, utility room, shower room. Driveway and front garden and an attractive rear garden with a superb view of the Malvern Hills. Within walking distance of Great Malvern, Malvern Link and the railway station, this property requires some modernisation, but offers excellent scope for upgrading and remodelling and benefits from a central and convenient location, with no onward chain.



# 43, Hornyold Road, Malvern, WR14 1QH

## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

## ENTRANCE HALLWAY

Wooden front door, stairs lead up to loft room and steps down to lower ground floor, doors to:

## LIVING AND DINING ROOM 24'4" x 13'11" (7.42m x 4.26m)

Dual aspect with front and side facing double glazed windows, gas fire with mantelpiece surround, radiator, television point.

## BEDROOM ONE 14'0" x 11'0" (4.28m x 3.36m)

Rear facing and side facing double glazed window overlooking the garden, built in storage cupboards, wash basin, radiator.

## BEDROOM TWO 12'7" x 9'10" (3.84m x 3.00m )

Side facing double glazed window, radiator, built in double wardrobes.

## BATHROOM 8'9" x 4'9" plus wc recess (2.67m x 1.45m plus wc recess)

Rear facing obscure double glazed window, panel bath with shower over, wash basin, low level WC, radiator.



### **KITCHEN 13'8" x 8'10" (4.19m x 2.70m)**

Dual aspect with two front facing and one side facing double windows, range of fitted kitchen units with sink and drainer unit, mixer tap, space for dishwasher, integral electric oven and grill, built-in fridge, gas hob, space for further appliances, radiator, space for table and chairs.

### **LOFT ROOM 17'5" x 10'6" (5.31m x 3.22m)**

Large rear facing double glazed window with fine view of the Malvern hills, two radiators, door to roof storage space.

### **LOWER GROUND FLOOR**

#### **ENTRANCE PORCH 13'1" x 4'5" (3.99m x 1.36m)**

Wooden front door, door to garage, door to hallway. Steps to first floor, door to rear with steps leading up to the garden, two radiators, storage cupboard, doors to:

#### **UTILITY ROOM 7'9" x 6'0" (2.38m x 1.85m)**

Side facing double glazed window, sink and drainer unit, space and plumbing for washing machine and tumble dryer, space for upright freezer, radiator.

#### **DOWNSTAIRS SHOWER ROOM**

Corner shower cubicle, low level WC, wash basin, extractor fan.

#### **OUTSIDE - FRONTAGE**

The property has a lawned front garden with shrub planting, gate and pathway to the front door of the side of the property.

#### **DRIVEWAY**

The driveway leads to a garage at the lower ground floor level and has a separate pedestrian door.

#### **GARAGE 16'8" x 8'1" (5.10m x 2.48m)**

Electric roller door, power and light, internal door to hallway.

#### **OUTSIDE REAR**

Laid mostly to lawn with flowering shrub borders, patio seating area, side access, fine view of the Hills beyond. Steps down to give access to the lower ground floor.

#### **DIRECTIONS**

From the Allan Morris office proceed up the Worcester Road. Continue along the road along to the traffic lights, turn left into Newtown Road and an immediate first left into Hornyold Road. Follow the road up hill and No 43 can be found on the left hand side, indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.





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

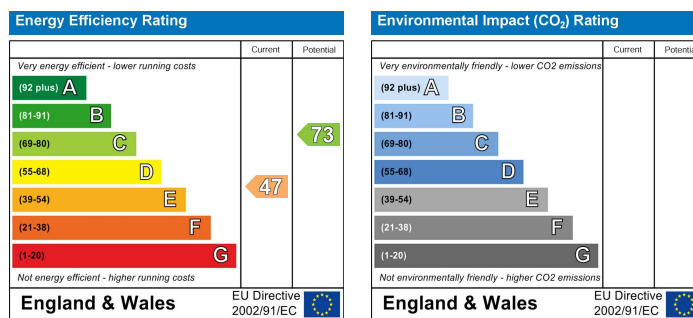
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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 (01684 862151); at the time of marketing the Council Tax Band is: D

**ENERGY PERFORMANCE RATINGS:** Current: E47 Potential: C73

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



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