



4 Regency Mews, Malvern, WR14 1EY

£200,000

A very tidy and well proportioned, modern end terrace property, offered with no chain offering an excellent opportunity as a first time buy or investment property. Comprising; entrance hallway, sitting room, kitchen, two double bedrooms, bathroom, off road parking and a enclosed courtyard style garden. Close to shops, schools, and other amenities, we highly recommend a viewing of this starter home style property.



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ENTRANCE HALL

uPVC window, stairs to first floor, radiator, under stairs recess, telephone point, door to:

KITCHEN 9'6" x 7'11" (2.91m x 2.43m)

Range of eye and base level units, worktop with inset one and a half sink and drainer unit with mixer tap, gas hob and electric oven with extractor hood over, plumbing for washing machine, radiator, breakfast bar. Wall mounted boiler.

SITTING ROOM 15'7" x 14'4" (4.75m x 4.38m)

Rear facing uPVC window and sliding patio doors to the garden, radiator, television point.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM ONE 14'3" x 8'10" (4.36m x 2.71m)

Two rear facing uPVC windows with a view of the Hills, radiator.

BEDROOM TWO 11'3" x 9'8" (3.44m x 2.95m)

Two front facing uPVC windows, built in wardrobe, radiator, television point.

BATHROOM 7'10" x 6'3" (2.41m x 1.93m)

Side facing obscure uPVC window, low level WC, wash basin, shower over bath with splash screen.

OUTSIDE

Off road parking for two to three cars, path to front door.

REAR GARDEN

Laid to slab with timber fencing, timber garden shed, gated side access. Enclosed by fencing and hedging.

DIRECTIONS

From the Allan Morris office proceed along Worcester Road and go to Malvern Link. At the crossroads where the traffic lights are, turn left into Richmond Road. At the T junction turn right into Church Road and proceed to the end. Turn left onto Lower Howsell Road, turn right into Regency Road and then bear left again. Regency Mews is found in the corner set back from Regency Road. For more details please call our Malvern office on 01684 561411.







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

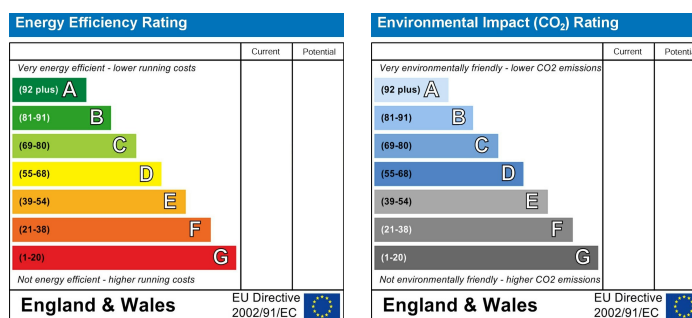
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items may be available by separate arrangement. Carpets and curtains will be remaining.

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: B

ENERGY PERFORMANCE RATINGS: Current: D65 Potential: C72

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



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