



**26 Merton Road, Malvern, WR14 1ND**

**Price Guide £175,000**

A Victorian mid terrace property, situated in a quiet residential street close to the shops and amenities of Malvern Link. Requiring some modernisation, the property comprises: porch, sitting room, dining room, kitchen, shower room, wrap around rear passage/sunroom, two double bedrooms. Rear garden, central heating. The property is offered with no onward chain, requires upgrading and offers great scope for improvement.





# 26, Merton Road, Malvern, WR14 1ND

## PORCH

Small walled front garden, gate and path to front door. Wooden front door, glazed door to:

## SITTING ROOM 11'9" x 11'9" (3.60m x 3.59m)

Front facing double glazed window, gas fire, radiator, television point.

## DINING ROOM 12'4" x 11'8" (3.77m x 3.58m)

Archway to kitchen, door to side passage, steps to first floor, radiator, telephone and television point, fireplace.

## KITCHEN 10'7" x 6'11" (3.24m x 2.12m)

Side facing internal window, range of shaker style units, electric oven, electric hob and extractor hood, sink and drainer unit, space for other appliances, radiator, loft access, door to shower room.

## SHOWER ROOM 7'0" x 5'4" (2.14m x 1.64m )

Rear facing obscure window, low level WC, wash basin, corner shower cubicle, radiator.

## SUNROOM/PORCH

Wrap around porch/sunroom with door to the rear garden, outside light, power points and plumbing for a washing machine.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE 11'11" x 11'9" (3.64m x 3.59m)

Front facing double glazed window, cupboard housing hot water tank, radiator, television point.

## BEDROOM TWO 11'11" x 9'9" (3.64m x 2.99m)

Rear facing double glazed window, cupboard, radiator.

## REAR GARDEN

Enclosed by timber fencing with gated access at the rear, timber shed, path to rear, requires maintenance.

## DIRECTIONS

From the Allan Morris office on the Worcester Road continue along in the direction of Malvern Link. Go past the Community Hospital on the left and into Malvern Link. At the traffic lights turn left into Richmond Road and then take the first left and then bear right at the t junction into the right hand part of Merton Road. The property can then be found on the left hand side. To arrange a viewing please call the Malvern Office on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk).







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

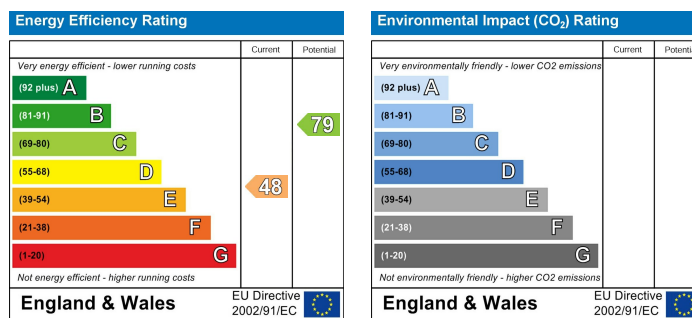
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: B

**ENERGY PERFORMANCE RATINGS:** Current: E48 Potential: C79

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



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