



8 Fraser Close, Malvern, WR14 3QG

£350,000

A spacious, detached, three bedroom bungalow which would benefit from some updating, with south facing garden, garage and parking in a cul-de-sac location, close to shops and facilities in Barnards Green for sale with no onward chain. The versatile accommodation comprises; entrance porch, entrance hall, sitting room with doors to the garden and a sun shade, dining room with doors to the garden, kitchen with built in pantry and butlers cupboard, side passage, utility, dual aspect main bedroom with fitted wardrobes, two further bedrooms, main shower room. Further benefits include; gas central heating, double glazing, cavity wall insulation, garage and driveway, southerly rear garden with views to the side to the Malvern Hills. Viewing a must to appreciate the convenient location and accommodation on offer, for sale with no onward chain.



8, Fraser Close, Malvern, WR143QG

ENTRANCE PORCH

Accessed via an obscure glass front door with matching window to the side, ceiling light point, tiled floor, door to side passage, obscure glass door to:

ENTRANCE HALL

Ceiling light point, coving, radiator, built in coats cupboard with hanging rail and shelving, obscure glass door to:

DINING ROOM 14'3" x 9'3" (4.36m x 2.84m)

Rear aspect double glazed sliding doors with access to south facing rear garden patio covered area with space for table and chairs, ceiling light point, coving, radiator, telephone point, door to Inner Hall, doors to:

SITTING ROOM 18'0" x 11'0" (5.51m x 3.37m)

Rear aspect double glazed sliding doors with access to south facing rear garden patio with a retractable sunshade covering the width of the opening, two ceiling light points, coving, two wall light points, living flame gas fire, radiator, television point.

KITCHEN 11'5" (plus cupboards) x 7'10" (3.50m (plus cupboards) x 2.39m)

Rear aspect double glazed window overlooking the garden, ceiling light point, coving, fitted kitchen comprising: wide range of floor and wall mounted units under a light stone effect work top, stainless steel single drainer sink unit with Franke tap over, freestanding Canon gas cooker with externally vented cooker hood over, Zanussi freestanding washing machine, space for tall fridge freezer, built in butlers cupboard with shelving, built in pantry with shelving. Door to side passage.

INNER HALL

Ceiling light point, coving, radiator, built-in airing cupboard with Worcester combination gas boiler providing hot water and heating and slatted shelving, doors to:

BEDROOM ONE 12'11" + wardrobes x 11'0" (3.96m + wardrobes x 3.37m)

Dual aspect main bedroom with double glazed windows (with additional secondary glazing also), to the front and side aspects with views to the side to Bredon Hill, two ceiling light points, coving, radiator, telephone point, wide range of full height fitted wardrobes with hanging rails and shelving.

BEDROOM TWO 10'9" x 9'4" (3.30m x 2.85m)

Front aspect double glazed window (with additional secondary glazing also), ceiling light point, coving, radiator.



BEDROOM THREE 9'6" x 6'3" (2.91m x 1.93m)

Front aspect double glazed window, access to insulated loft space via an aluminium loft later, loft light. Ceiling light point, radiator, currently used as a study/craft room.

BATHROOM 7'8" x 5'1" (2.36m x 1.56m)

Side aspect obscure glass double glazed window, ceiling light point, coving, wash hand basin with storage below, shower cubicle with Mira sport shower, WC, radiator.

SIDE PASSAGE

Ceiling light point, cold water tap, door to entrance porch to the front double glazed door to rear garden, door to:

UTILITY/WORKSHOP 8'2" x 4'3" (2.49m x 1.32m)

Rear aspect window, ceiling light point, power points. Currently used as a utility/workshop. Door to:

GARAGE 15'11" x 7'6" (4.86m x 2.29m)

Access up and over style door from the drive, ceiling light point, power points, door to ??

FRONT GARDEN

The property is accessed via a tarmac drive and paved path from the road, The drive provides parking for one or two cars and leads to the garage. The paved path to the side of the drive leads to the front door with a gate to the side leading to the front garden. The garden itself is mostly laid to mature flower and shrub beds with an area of lawn. A paved path continues around the property and to the rear garden.

REAR GARDEN

Southerly rear garden with views to the side to the Malvern Hills. The garden is accessible from the lounge, dining room and side passage. It has an initial patio with space for table and chairs and al fresco dining. Beyond the patio is a lawn with a wide range of mature flower and shrub beds. To one side of the garden is a vegetable patch, with a paved utility area and garden store to the rear.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right to the junction with Court Road. Turn right and proceed along St Andrews Road, where Fraser Close can be found on the left hand side, with the property at the end of the cul-de-sac on the right hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk





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

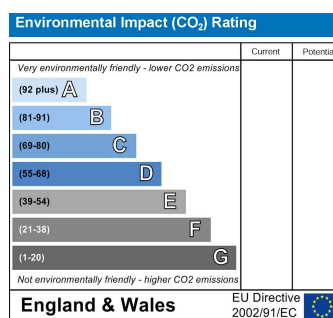
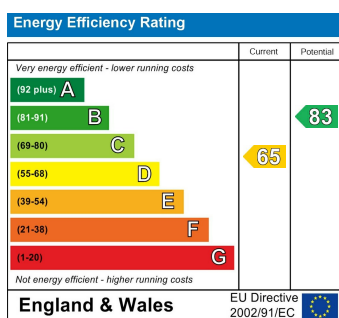
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. All carpets and curtains are included (with the exception of the curtains in bedroom two) Other items may be available by separate arrangement.

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 at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current:D65 Potential: B83

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



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