



34 Hill View Road, Malvern, WR14 1FJ

Price Guide £235,000

A beautifully presented and maintained two bedroomed end of terrace property in this popular residential estate. In brief, the accommodation comprises: Hallway, guest WC, dining kitchen, living room, two bedrooms and the family bathroom. The property benefits from a small rear garden with a good sized seating area and two parking spaces in the parking area. Close to all facilities, this is a delightful home and we recommend an early viewing to avoid disappointment.



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ENTRANCE

Approached over paved path to uPVC double glazed front door opening into:

HALLWAY

Inset door mat, radiator, , door to dining kitchen and:

GUEST WC

Obscure double glazed window, radiator, close coupled WC, pedestal hand basin, fuse board.

DINING KITCHEN 12'6" max x 13'1" max (3.83m max x 4.0m max)

Being L-shaped with matching range of wall and base units, inset gas hob with cooker hood over, front facing double glazed window, one and a half bowl stainless steel sink unit, cupboard housing ideal Logic combination boiler, space and plumbing for washing machine, space for upright fridge freezer, radiator, ample space for dining table and chairs.

LIVING ROOM 12'7" x 12'7" (3.85m x 3.85m)

Rear facing double glazed French doors, side facing double glazed window, radiator, television point, stairs leading to:

FIRST FLOOR LANDING

Radiator, access to loft which is part boarded.

BEDROOM ONE 12'7" x 8'7" (3.85m x 2.63m)

Rear facing double glazed window overlooking the garden, radiator.

BATHROOM 8'6" x 4'11" (2.6m x 1.5m)

White suite comprising: pedestal hand basin, panelled bath with glass shower screen, close coupled WC, radiator, obscure double glazed window, door to built-in storage cupboard.

BEDROOM TWO 12'7" x 6'11" (3.86m x 2.13m)

Two front facing double glazed windows, radiator.

EXTERNALLY

A decked patio area offering al fresco dining with steps leading down to a level lawned area and paved path to the rear gate with access to the tandem parking at the rear.

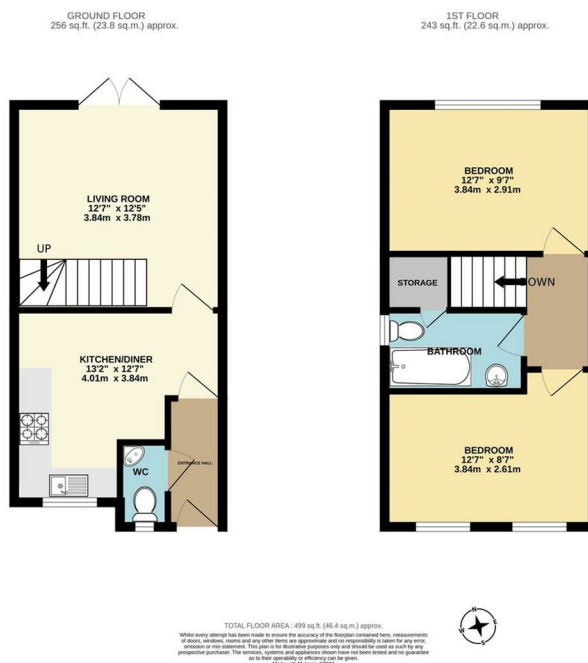
DIRECTIONS

From the office proceed along Worcester Road in the direction of Malvern Link. At the traffic lights turn left



onto Newtown Road. Go straight along, the road becomes Leigh Sinton Road by the ascension Church. Turn left after the pedestrian crossing into Hill View Road and No 34 is on the right hand side as the road bends to the left.





TOTAL FLOOR AREA - 499 sq. ft. (46.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, levels, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
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TENURE: We understand the property to be FREEHOLD, but this point should be confirmed by your solicitor.

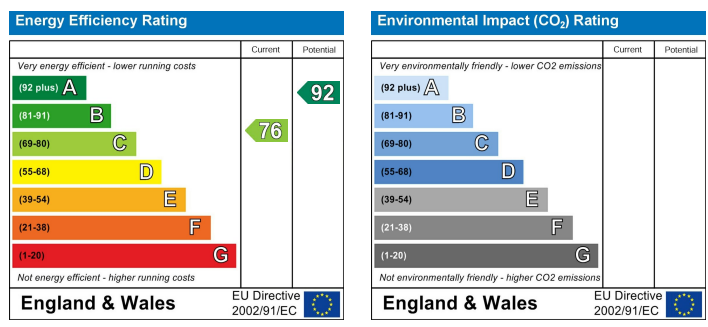
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as curtains, may be available by separate arrangement. Carpets are included.

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: C76 Potential: A92

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



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