



62 Cedar Avenue, Malvern, WR14 2SF

Price Guide £375,000

A well presented, detached bungalow in the popular residential location. In brief, the accommodation comprises: porch, entrance hall, living room opening into conservatory, breakfast kitchen, generous utility room, dining room/bedroom 3, two double bedrooms and the family bathroom. The bungalow could benefit from a little updating but the spacious accommodation is complemented by a detached garage and level gardens front and rear. The driveway allows off road parking and no. 62 is situated at the top of a quiet spur road. We do recommend early viewing to appreciate what is on offer. THERE IS NO ONWARD CHAIN.



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ENTRANCE

Approached over block paved path to a double glazed front door with side panel opening into:

PORCH 6'11" x 5'10" (2.12m x 1.78m)

Laminate floor, double glazed windows, power point and obscure glazed door and side panel opening into:

HALLWAY

Radiator, power point, downlights, laminate floor, access to loft space, built-in coats cupboard with shelving.

LIVING ROOM 16'0" x 11'10" (4.89m x 3.63m)

uPVC double glazed patio doors (to conservatory), radiator, inset coal effect gas fire, power points, television point.

CONSERVATORY 9'1" (max) x 7'2" (max) (2.79m (max) x 2.2 (max))

uPVC double opening doors and windows, fitted blinds, power points.

DINING ROOM/BEDROOM THREE 11'11" x 8'9" (max) (3.65m x 2.69m (max))

Double glazed side facing window, power points, dado rail, radiator.

DINING KITCHEN 13'9" x 9'6" (4.2m x 2.9m)

Rear facing double glazed and side facing obscure double glazed window, matching range of wall and base units with integral oven and grill, inset ceramic hob with cooker hood over, inset ceramic sink with mixer tap, inset downlights, shelving, power points, laminate flooring, radiator, upright fridge freezer.

UTILITY ROOM 15'1" x 6'5" (4.6m x 1.96m)

Base units, inset stainless steel sink unit, built-in cupboard, uPVC front, rear and side double glazed windows, obscure double glazed back door, ceramic tiled floor, radiator.

BATHROOM 9'6" x 5'6" (2.9m x 1.7m)

Fully tiled and glazed shower cubicles, obscure double glazed window, hand basin inset into vanity unit, tiled bath, medicine cabinet, downlights, extractor fan, laminate floor.

BEDROOM ONE 11'9" x 11'9" (3.6m x 3.6m)

Front facing double glazed window, wardrobe with hanging rails and shelving, two chest of drawers, mirror, radiator, power points, telephone point.

BEDROOM TWO 13'1" x 8'3" (4.0m x 2.54m)

Front facing double glazed window, radiator, power points, built-in cupboard housing the Worcester Bosch combi boiler, power points and shelving.



GARAGE 19'1" x 9'10" (5.82m x 3m)

Brick construction with up and over door, range of wall and base units, power points, light, shelving unit and side window and pedestrian access.

EXTERNALLY

The rear garden is level and enclosed with various seating areas and secluded sheltered areas. There is a shallow stepped raised bed and cultivatable side garden. There are two lawns, a further covered seating area, access to the garage, a wonderful side garden and gate to the front.

DIRECTIONS

From our office continue down the Worcester Road and turn left into Church Street, proceed down hill turning left at the traffic lights and onto Graham Road. Continue to the end of Graham Road and turn right onto the Worcester Road. Take the second turning on the right into Pickersleigh Road. Continue along the side of the common and take the first right into Cedar Avenue. Follow the road to the left and take the first spur road on your left. No 62 is at the top of the road on the left hand side. For further information or to arrange a viewing, please call us on 01684561411.



GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 981sq.ft. (91.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This data is for illustrative purposes only and should be used to assist the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency can be given.
Made with floorplan 2022

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.

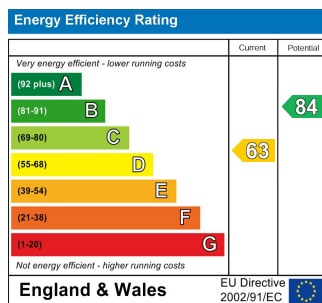
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: B84

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

EPC Material Information Report



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