



23 Upper Howsell Road, Malvern, WR14 1TL

£249,950

A very well presented Victorian semi-detached property, situated in a central location in Malvern, close to shops, amenities and transport links. Comprising; sitting room, dining room, kitchen with utility area, first floor landing, two double bedrooms and an independent bathroom. The property has a lovely long rear garden, with lawn and seating areas. The property is double glazed and centrally heated throughout. We highly recommend an early viewing.



23, Upper Howsell Road, Malvern, Worcestershire, WR14 1TL

SITTING ROOM 12'0" x 11'5" (3.66m x 3.48m)

Front facing uPVC bay window, uPVC front door, television point, radiator, decorative fireplace with wooden mantle and slate hearth.

DINING ROOM 11'1" x 11'4" (3.40m x 3.47m)

Rear facing uPVC window overlooking the rear garden, radiator, wooden effect flooring, telephone and broad band point, fire place, under stairs storage cupboard.

KITCHEN 16' x 6'1" (4.88m x 1.85m)

Side facing uPVC window and door to garden, additional uPVC window to the rear. Range of eye and base level units, wood effect worktop over, inset one and a half sink and drainer unit, gas cooker/oven, space for washing machine, dishwasher and tumble dryer, space for fridge freezer, wall-mounted combi gas boiler.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 10'3" x 11'4" (3.14m x 3.47m)

Front facing uPVC window, built-in storage cupboard, decorate bedroom fireplace, radiator, picture rail.

BEDROOM TWO 11'3" x 7'7" (3.43m x 2.33)

Rear facing uPVC window, radiator.

BATHROOM 10'2" x 6'2" (3.10m x 1.90m)

Rear facing obscure uPVC window, panel bath with shower attachment over, corner shower cubicle, low level WC, wash basin with storage below, radiator, extractor fan, part tiled walls.

GARDEN

Long rear garden enclosed by wall and fencing. Laid to lawn and shrub planting. Patio seating area, timber garden shed at the rear, gated side access, tap, security lighting, lawn and shrub borders.

DIRECTIONS

From our office on the Worcester Road, Continue in the direction of Malvern Link. After the Fire Station, take the first left into Howsell Road. Proceed until the roundabout and go across onto Upper Howsell Road where the property can be found on the left hand side. For more details or to book a viewing, 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.

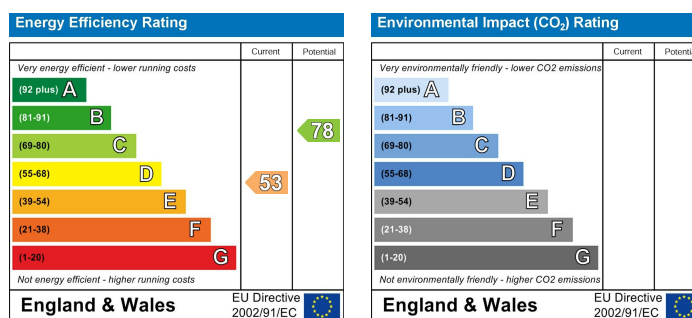
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: E53 Potential: C78

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



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