



**96 Jamaica Road, Malvern, WR14 1TX**

**Offers In Excess Of  
£299,500**

A spacious and well proportioned three bedroomed semi detached house on a corner plot with off road parking and a garage. With a recently replaced boiler, hob and oven, internal doors and conservatory, plus many other improvements, our owners have created a delightful and versatile home. In brief, the accommodation comprises: hallway, living room, sun room, dining room, kitchen, side corridor, guest WC, utility room, two double bedrooms, one single bedroom and the shower room. With well stocked and level gardens, off road parking and a garage, we recommend early viewing to appreciate what is on offer.



# 96, Jamaica Road, Malvern, WR14 1TX

## ENTRANCE

uPVC front door leading to:

## HALL

With stairs to the first floor, front facing double glazed windows, radiator, large mirror, smoke alarm, small cupboard housing fuse board and meters, laminate flooring, door to:

## LIVING ROOM

Laminate flooring, marble fireplace with electric coal effect fire, double glazed doors to Sun Room, radiator.

## SUN ROOM

Ceramic tiled floor, light and fan, power points, double doors onto the patio,

Door from Living Room to:

## DINING ROOM

Rear facing double glazed window, radiator with ornate covers, shelving, laminate floor, power points, door to:

## KITCHEN

Front facing double glazed window, matching range of wall and base units, built-in eye level oven and grill, bowl and a half stainless steel sink unit, dishwasher, built-in microwave, fridge, power points, storage cupboard.

## SIDE CORRIDOR

uPVC door to the front and rear, shelving, lighting, door to:

## GUEST WC

Front facing double glazed window, close coupled WC and extractor fan.

## UTILITY ROOM

Shelving, washing machine, tumble dryer, fridge freezer, dresser with drawers, cupboards and display cupboards, shelving, double glazed window.

## FIRST FLOOR LANDING

Front facing double glazed windows, power points, access to loft space, largely boarded, storage racking.

## SHOWER ROOM

Large glazed shower cubicle, twin uPVC patterned windows, close coupled WC, pedestal hand basin, ladder style radiator, mirror fronted medicine chest.

## BEDROOM TWO

Rear facing double glazed window, radiator, power points, built-in boiler cupboard housing the Ideal boiler, further built-in cupboard, lovely views over the garden to community field.



## MASTER BEDROOM

Rear facing double glazed window again with pleasing views, radiator with cover and shelf, large wardrobes with shelving and hanging rails, matching chest of drawers.

## BEDROOM THREE

Front facing uPVC window, radiator, power points, some storage in bulkhead box.

## EXTERNALLY

**REAR GARDEN:** Level and enclosed and essentially laid to lawn, flagstoned patio with flower and shrub borders, pathway to further seating area with shrub and flower beds and generous shed with double doors, side windows, lighting, power and a wealth of storage units and shelving.

**FRONT GARDEN:** There is a generous lawned frontage with flower and shrub borders. A driveway offers off road parking and leads to the garage.

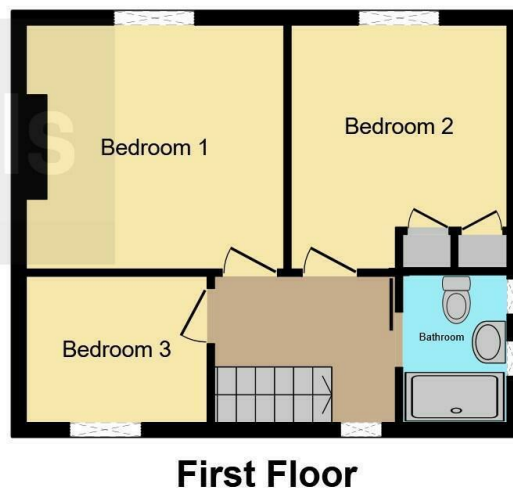
## GARAGE AND STORES

There is a further wooden tool shed and rear access to the spacious recently erected timber framed garage with generous amount of shelving and storage units, up and over doors to the front, power and light.

## DIRECTIONS

From the office proceed along Worcester Road and go straight on at two sets of traffic lights. Turn left after the fire station into Howsell Road and at the mini traffic island turn right into Church Road, after a short distance turn left in to Jamaica Road and follow the road round where the property can be found on the right hand side as identified by our for sale board. For further details or to book a viewing, please call Allan Morris in Malvern on 01684 561411.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**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. Carpets, curtains and light fittings will remain and other items of furniture 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.

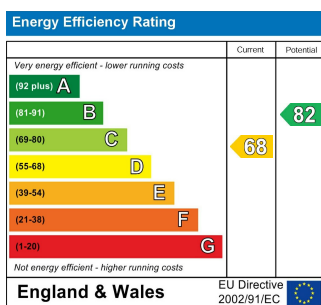
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B.

**ENERGY PERFORMANCE RATINGS:** Current: D68 Potential: B82

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

**EPC**

**Material Information Report**



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