



25 Bosbury Road, Malvern, WR14 1TR

£395,000

AN EXTENDED SEMI-DETACHED FAMILY HOME LOCATED IN A CONVENIENT LOCATION FOR PRIMARY & SECONDARY SCHOOLS, LOCAL SHOPS AND MALVERN LINK TRAIN STATION.

Briefly comprising:-entrance hall with storage cupboards, study, large lounge, dining room, opening to refitted dining kitchen, utility and cloakroom, four bedrooms, ensuite, shower room and wc. The property has a wide, sunny garden with patio areas and lawn and off road parking for three vehicles. Benefitting from gas central heating from a boiler fitted in 2023, double glazing and solar panels bringing a yearly return of up to £1600.



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ENTRANCE

Half opaque double glazed door opens to:

RECEPTION HALL

With stairs to first floor, door to under stairs cupboard, built in double storage cupboard, radiator.

LIVING ROOM 20'8" x 11'8" (6.31m x 3.57m)

Front aspect and side aspect double glazed windows, two radiators.

STUDY

Front aspect double glazed window, decorative fireplace with tiled surround, built in shelving.

DINING ROOM 11'5" x 10'9" (3.48m x 3.28m)

Fireplace with electric fire, radiator, solid wood flooring. Open to dining kitchen.

DINING KITCHEN 23'9" x 11'5" (7.24m x 3.48m)

Rear aspect double glazed window, rear aspect double glazed French doors to garden. Door to utility. Range of refitted units to three walls with return, with high gloss fronts and including one and a half bowl single drainer sink unit, built-in induction hob, extractor fan, built-in oven and grill and microwave, deep drawers with hidden drawers, corner cupboards with carousels, built in dishwasher, larder cupboards with drawers, space for family size fridge freezer. Engineered oak flooring, double radiator. Open to dining room.

UTILITY ROOM 7'10" x 6'11" (2.41m x 2.13m)

Rear aspect double glazed window, uPVC glazed door to garden. Work surface with plumbing under for washing machine, space for tumble dryer, cupboards, wall mounted Worcester gas central heating boiler, radiator, tiled floor, recess with useful storage and shelving cupboard. Door to:

CLOAKROOM

Side aspect double glazed window, WC, wash basin with cupboards under, half tiled walls, tiled floor, radiator.

FIRST FLOOR

With radiator, access to loft hatch which has a dropdown ladder, is boarded with a light. Doors to:

BEDROOM ONE 13'8" x 11'8" (4.17m x 3.58m)

Front aspect double glazed window, radiator, fitted double wardrobe and single wardrobe, mirrored alcove. Door to:

ENSUITE 8'0" x 6'6" (2.44m x 2.00m)

Side aspect opaque double glazed window, bath with mixer tap and hand held shower, WC, wash basin, tiled walls, radiator.



BEDROOM TWO 12'11" x 11'10" (3.94m x 3.62m)

Front aspect double glazed window, alcove shelving, radiator.

BEDROOM THREE 10'0" x 9'7" (3.05m x 2.93m)

Rear aspect double glazed window, built in cupboard and shelving, radiator.

BEDROOM FOUR 9'6" x 6'10" inc stairway bulkhead (2.91m x 2.09m inc stairway bulkhead)

Front aspect double glazed window, radiator, stairwell bulkhead.

SHOWER ROOM

Rear aspect opaque double glazed window, radiator under, large shower enclosure with rain head and adjustable shower, wash basin with drawers under and back lit mirror, radiator.

SEPARATE WC

Rear aspect opaque double glazed window, WC, wash basin, radiator.

OUTSIDE

Initial patio area adjoining the house with outside tap, paved path to side of property with gate to front. Initial area of lawn with low step up to further lawn with second patio, garden shed, gravelled area designed for potted plants.

At the front of the house is a blocked paved drive giving parking for three cars.

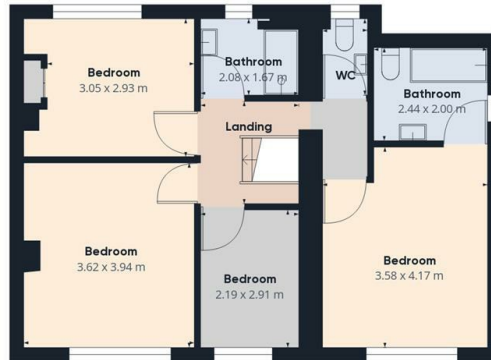
DIRECTIONS

From the office proceed along Worcester Road in the direction of Malvern Link. Go past the common on the right and the community hospital and fire station on the left. Take the next left into Howsell Road and proceed straight on at the mini roundabout. Take the first right into Bosbury Road, almost opposite the small Co-Op supermarket and No 25 can be found on the left hand side.





Approximate total area⁽¹⁾
152.93 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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. The price also includes an external cctv system.

SERVICES: Mains gas, mains electricity, water and drainage are connected. The solar panels give usage when the sun is out and a recent per annum return of between £1200 and £1600pcm.

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: B89 Potential: B89

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

EPC

Material Information Report

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 89 | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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