



132 Pickersleigh Road, Malvern, WR14 2RT

£345,000

A well presented and well maintained detached bungalow set back from the road in gated gardens. The property offers immaculate accommodation ideal for buyers wanting a private home, with gardens to front and rear and easy access of facilities in Malvern Link and Barnards Green. Briefly comprising:- entrance porch and hall, two double bedrooms, shower room, lounge with log burner, fitted kitchen opening to conservatory dining room with sitting area. Ample gated off road parking, garage, easily maintained gardens to front and rear, view of the hills. Further benefits include double glazing and gas central heating. Offered with no chain, we highly recommend an early viewing.



Appletree House, 132, Pickersleigh Road, Malvern, Worcestershire, WR14 2RT

ENTRANCE

Opaque doors open to:

ENTRANCE PORCH 6'8" x 3'3" (2.05m x 1.01m)

With side aspect double glazed window, tiled floor, steps up to opaque glazed, stripped wood door to:

RECEPTION HALL

With tiled floor, radiator, picture rail, hatch to loft space, stripped wood doors to:

BEDROOM ONE 11'9" x 9'8" (3.59m x 2.96m)

Front aspect double glazed window with bespoke shutters, radiator under, laminate floor.

BEDROOM TWO 10'11" x 9'1" max (3.34m x 2.78m max)

Front aspect double glazed window with bespoke shutters, radiator under, laminate floor.

SHOWER ROOM 5'8" x 4'9" (1.74m x 1.45m)

Side aspect opaque double glazed window, shower enclosure with tiled walls and thermostatic shower, enclosed cistern WC with cupboards surrounding, wash basin in with mixer tap, wall mounted, mirrored cupboard and electric light sensor mirror, extractor fan, tiled floor, ladder style radiator.

SITTING ROOM 12'0" x 11'0" (3.66m x 3.37m)

Rear aspect double glazed French doors to conservatory, fire place with log burner, television aerial lead, double radiator, laminate floor.

KITCHEN 9'9" x 7'9" (2.99m x 2.38m)

Side aspect double glazed window, fitted kitchen with units to eye and base level including one and a half bowl single drainer sink unit with mixer tap, plumbing for slimline dishwasher, built in four ring gas hob with electric oven under, filter hood over, built in microwave, built in fridge and freezer, cupboard housing Vaillant gas central heating boiler, space saving radiator, laminate floor. Open to:

CONSERVATORY 17'8" x 8'1" (5.40m x 2.47m)

Double glazed with glazed roof, door to one side and patio doors to rear garden. Fitted dining area with plumbing under for washing machine and space for a tumble dryer (appliances negotiable), laminate floor.



OUTSIDE

At the rear, a patio adjoins the property with a garden shed attached to the property. A further garden shed is situated by the back door. The garden is mainly lawned with a mature apple tree and garden pond. From the rear is a view of the Hills. At the front a gated gravel drive gives double width parking plus the potential to create more. Lawned front garden behind laurel hedge. GARAGE at the side with up and over door. Gate to rear garden.

DIRECTIONS

From Great Malvern proceed down Church Street and go straight on at the lights and take the fifth left onto Madresfield Road. Follow the road past the cemetery on the right and at the mini roundabout take the first left onto Pickersleigh Road. At the traffic lights go straight on and No 132 is just on the left hand side after the turning for Cedar Avenue. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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ASKING PRICE

£345,000





TENURE: We understand the property to be FREEHOLD but this point should be confirmed by your solicitor.

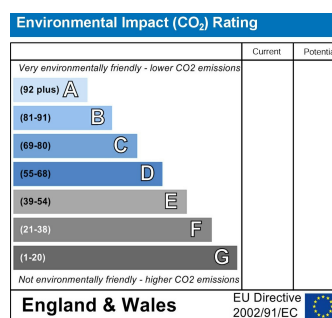
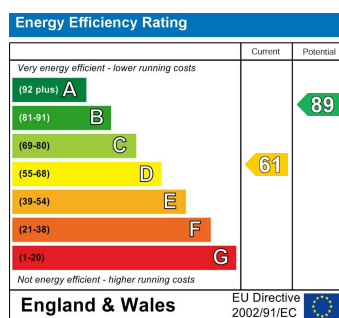
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: C

ENERGY PERFORMANCE RATINGS: Current: D61 Potential: B89

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



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