



55 Upper Howsell Road, Malvern, WR14 1TW

Price Guide £280,000

A semi-detached family home with well proportioned rooms and potential to integrate the garage into the living accommodation. Set back from the road, close to local shops and post office and within a short walk of primary and secondary schools. The accommodation briefly comprises:- entrance hall, fitted kitchen at the front with wall mounted central heating boiler, lounge across the width of the house with bifold double glazed doors to garden room, three bedrooms and a bathroom, integral garage with store room at the back. The garden has an open aspect at the rear and is mainly laid to lawn. Offered for sale with NO ONWARD CHAIN.



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ENTRANCE

uPVC double glazed door with matching side panel opens to:

HALL

With stairs to first floor, double radiator, half glazed door to kitchen, door to built-in cupboard and door to:

LOUNGE 15'9" x 12'7" (4.81m x 3.86m)

With fireplace with living flame gas fire and wooden mantle, radiator, bi-fold double glazed doors to:

GARDEN ROOM 11'8" x 8'11" (3.56m x 2.72m)

With double glazed windows to rear aspect and double glazed French doors to garden, double radiator.

KITCHEN 10'10" x 7'6" (3.31m x 2.31m)

Front aspect double glazed window, kitchen with one and a half bowl single drainer ceramic sink unit, four ring gas hob with oven under and filter hood over, space and plumbing for washing machine, built-in fridge freezer, wall mounted Ideal gas central heating boiler.

FIRST FLOOR LANDING

Landing with hatch to loft, central heating thermostat, door to cupboard with hot water tank. Doors to:

BEDROOM ONE 13'9" x 11'3" (4.20m x 3.45m)

Rear aspect double glazed window, radiator under, fitted wardrobes with hanging, shelving and drawers to one wall.

BEDROOM TWO 9'6" x 9'0" (2.90m x 2.76m)

Front aspect double glazed window, radiator.

BEDROOM THREE 11'3" x 6'5" (3.43m x 1.97m)

Front aspect double glazed window, radiator.

BATHROOM

Side aspect opaque double glazed window, bath with Triton electric shower over and glass screen, wash basin, WC, tiled walls, vinyl flooring, radiator.

GARAGE 16'0" x 9'0" (4.88m x 2.75m)

Integral garage with light and power and up and over door. Space at the rear which is under the stairs and is suitable for storage.

OUTSIDE

Rear garden with patio area adjoining house, steps up to lawn with small trees at the border. At the front, outside tap, gravelled parking and paving to fore of integral garage.

DIRECTIONS

From the Allan Morris office on the Worcester Road, continue in the direction of Malvern Link. After the Fire



Station, take the first left into Howsell Road. Proceed to the roundabout and go across onto Upper Howsell Road. Pass the Londis shop and take the second left on the left into a small layby of houses set back from the road.





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.

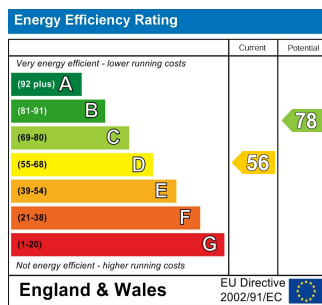
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D56 Potential: C78

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

EPC

Material Information Report



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