



86 Pickersleigh Road, Malvern, WR14 2RS

Price Guide £185,000

A traditional semi-detached house in need of renovation. In brief, the accommodation comprises: hallway, dining room, sitting room and kitchen. To the first floor are three bedrooms and the bathroom. There is gas central heating with the boiler having been installed in 2021. All uPVC windows and doors were replaced in 2024. There are good sized gardens front and rear but currently no parking. The house is offered in a NO CHAIN SALE situation and we recommend early viewing to appreciate the potential offered.

***** BEST AND FINAL OFFERS BY THURSDAY 10TH OCTOBER @ 12PM *****



86, Pickersleigh Road, Malvern, Worcestershire, WR14 2RS

ENTRANCE

Approached up pathway leading to the storm porch and double glazed front door opening into:

HALLWAY

Stairs to first floor, radiator, telephone point, under stairs cupboard housing Worcester boiler - Green Star (installed in 2021), plumbing for washing machine, obscure double glazed window.

DINING ROOM 13'9" into bay x 10'9" (4.2m into bay x 3.3m)

Front facing double glazed bay window, radiator, stone fireplace with radiant gas fire, picture rails.

LIVING ROOM

Double glazed French doors to the rear, radiator, tiled fireplace, television point, picture rails.

KITCHEN 16'0" x 6'10" (4.9m x 2.1m)

Double glazed rear door, side facing double glazed window, built-in gas hob, built-in double oven, range of wall and base units, stainless steel sink unit, radiator, quarry tiled floor.

LANDING

Side facing double glazed window, access to loft space.

BATHROOM 6'10" x 5'2" (2.1m x 1.6m)

Obscure double glazed window, radiator, white suite comprising: panelled bath, pedestal hand basin, low flush WC, shelving and medicine chest.

BEDROOM ONE 14'4" x 10'11" (4.39m x 3.35m)

Front facing bay window, radiator, built-in wardrobe.

BEDROOM TWO 13'0" x 10'11" (3.98m x 3.35m)

Rear facing double glazed windows with views over the garden to the Hills, radiator, over bed light pull, built-in wardrobe.

BEDROOM THREE 9'2" x 6'11" (2.8m x 2.13m)

Rear facing double glazed window, radiator.

EXTERNALLY

The rear garden is level and enclosed with some shrubs and trees and a slightly raised area to the rear. There is a concrete patio and a pathway to the front.



ADDITIONAL INFORMATION

FRONT WALL: South Worcestershire Building Control have advised that the front Malvern Stone wall has to be remedied. It is not considered to be imminently dangerous and we have had a quote of £6500 to remedy. However, it may well be that (subject to relevant permissions) the frontage would be changed to incorporate a driveway.

OFFERS: If you wish to put forward an offer, we require proof of ID and funding please and as much information to support your offer.

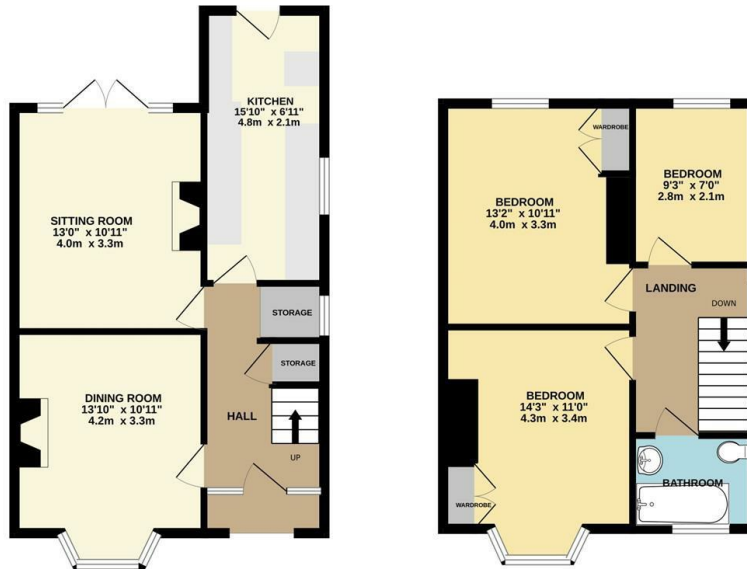
DIRECTIONS

From the office of Allan Morris & Ashton office proceed down Church Street and turn left at the traffic lights onto Graham Road, follow the road along to the next set of traffic lights and turn right going down the Worcester Road past the common and turn right by the common onto Pickersleigh Road. Follow the road around and the property can be found on the right hand side before the T Junction, as indicated by the Allan Morris 'For Sale' board. For more information or to book a viewing, please call out Malvern office on 01684 561411.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA - 908 sq.ft. (84.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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.

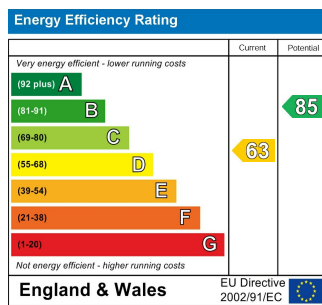
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: B85

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

EPC

Material Information Report



- Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
 - (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
 - (iv) Rents quoted in these particulars may be subject to VAT in addition, and
 - (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Bromsgrove Malvern Mayfair London Worcester Upton upon Severn