



20 Murren Avenue, Malvern, WR14 3QB

£240,000

A well maintained semi-detached bungalow in a quiet, sought after cul-de-sac near a bus route and with access to Poolbrook Common very nearby. There are local shops within a short walk and a full range of shops in Barnards Green, less than a mile away.

The property offers accommodation briefly comprising:- entrance hall with airing cupboard, two bedrooms to front aspect, lounge/diner overlooking the rear garden, shower room with easily accessed shower with non slip flooring, kitchen with door to garden. The bungalow has a gated drive to the side, leading to rear garden where there is a patio, area with a shed, and low maintenance garden with a view of the Malvern Hills.



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HALL

Opaque double glazed door opening to hall with radiator, hanging for coats, central heating thermostat, hatch to loft space, door to airing cupboard with hot water cylinder and control panel. Doors to :-

BEDROOM TWO

Front aspect double glazed window, radiator..

BEDROOM ONE

Front aspect double glazed window, double radiator, television lead.

SHOWER ROOM

Side aspect opaque double glazed window, wet room design with non-slip floor, easy access shower with seat, hand rails and adjustable shower head and low level controls, wash basin, WC with support rails, heated towel rail and wall heater, extractor fan.

LOUNGE/DINING ROOM

Rear aspect double glazed window, double radiator, fireplace with electric stove.

KITCHEN

Rear aspect and side aspect double glazed windows, rear aspect opaque double glazed door to the garden. Wall mounted gas central heating boiler. Fitted units to eye and base level with single drainer sink unit, space and plumbing for washing machine, space for electric cooker, space for fridge freezer. (Appliances included?) Further work surface with cupboards over, wall mounted electric heater.

OUTSIDE

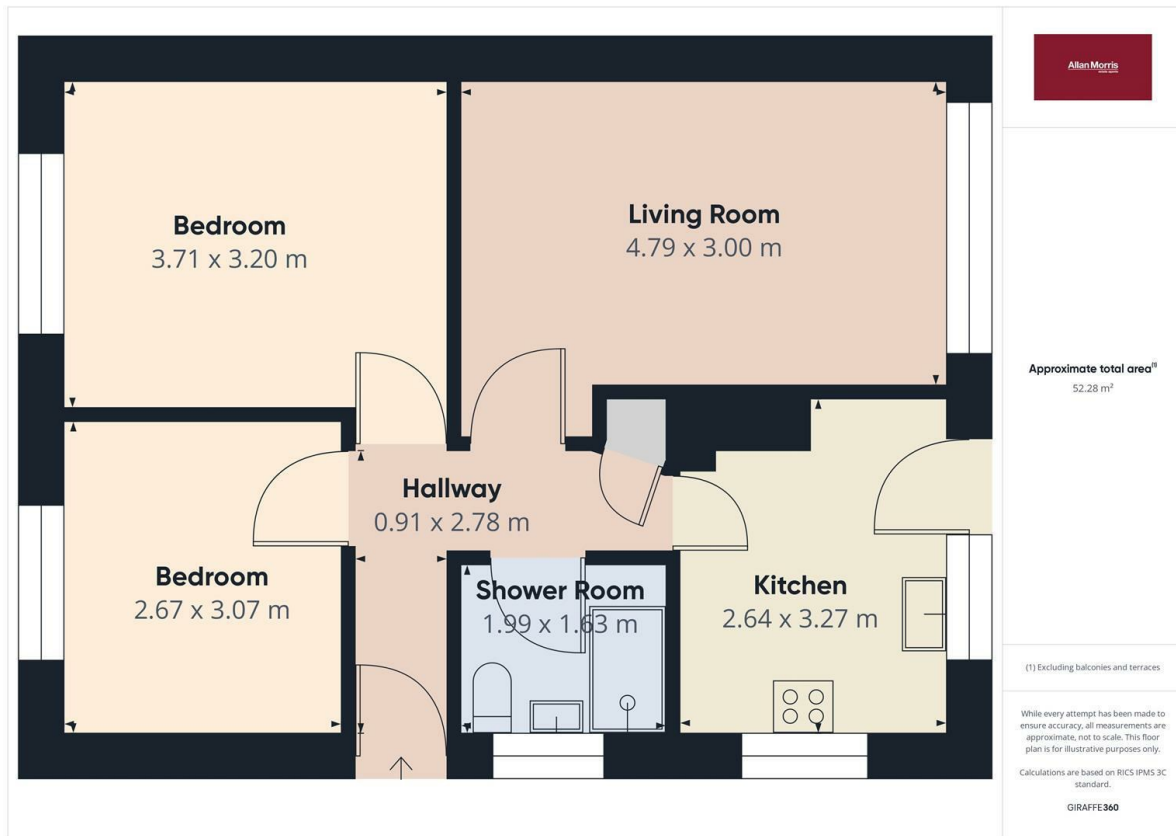
To the front is an open plan lawn with drive at the side. Double gates to further parking and access to front door and the rear of the property. Patio area at the rear of the bungalow with area with a shed. Steps up to low maintenance garden with a view of the Malvern Hills.

DIRECTIONS

From the office proceed down Church Street and and turn second right onto Avenue Road and immediate right onto Priory Road. At the right hand bend, fork left into Woodshears Road and at the junction turn right onto Court Road. Follow the road along, it becomes St Andrews Road. Go past the entrance to QinetiQ and take the next left into Geneva Avenue. Follow the road to the green area and go right then left into Murren Avenue and No 20 is on the right hand side.







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.

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.

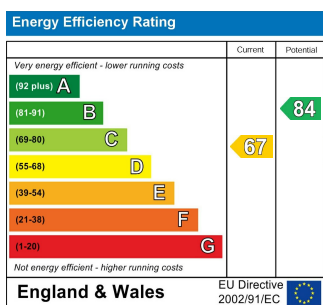
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B84

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

EPC

Material Information Report



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