



**51 Belmont Road, Malvern, WR14 1PN**

**Price Guide £230,000**

A beautifully presented and maintained mid terraced period property in this popular residential side road. In brief, the accommodation comprises: porch, living room, dining kitchen, rear hall and bathroom. To the first floor are two double bedrooms. The property benefits from a carport and parking at the rear, having been well re-modelled within the last year, with an eye and craftsmanship of wood. Other benefits are a studio/office within the garden, shed doubling as a laundry, greenhouse, a beautifully landscaped garden and covered parking at the rear. There will be no onward chain when the house is sold and we strongly recommend internal viewing to appreciate this lovely home.



# 51, Belmont Road, Malvern, Worcestershire, WR14 1PN

## PORCH

uPVC double glazed door and windows, tiled floor, light and oak stable door opening into:

## LIVING ROOM 12'0" x 12'1" (3.68m x 3.69m)

Feature working fireplace with tiled insets, granite hearth and solid oak mantle, front facing double glazed window, built-in cupboard, shelving, radiator and cover and oak flooring which leads through to the:

## DINING KITCHEN 16'7" x 8'4" (max) (5.08m x 2.56m (max))

Log burner on tiled hearth with oak mantle over, under stairs storage cupboard, stairs to first floor, ample space for dining table and chairs, newly installed Wren kitchen with well appointed kitchen area having matching wall and base units, dresser style unit with a glass fronted cupboard and wine rack, Swan range style cooker with five burner hob, electric oven and storage section, contemporary sink, integral dishwasher, upright plumbed in fridge freezer, three roof windows, oak stable door to:

## REAR HALL

With coat hooks, stable door with uPVC double glazed window to top half opening onto patio and oak door to:

## BATHROOM 8'7" x 5'4" (2.63m x 1.65m)

Contemporary style with panel bath and waterfall shower over, ceramic hand basin inset onto a wooden vanity unit, close coupled WC, ladder style radiator, obscure double glazed window, shelving and ceramic tiled floor.

## TO THE FIRST FLOOR

Small landing with access to loft space.

## BEDROOM ONE 10'9" x 9'11" (3.28m x 3.04m)

Front facing double glazed window, comprehensive range newly installed of Sharps built-in wardrobes, stripped wooden floor, radiator, oak stable door.

## BEDROOM TWO 10'3" x 8'11" (3.14m x 2.73m)

Rear facing double glazed window, stripped wood flooring, radiator, door to over stairs cupboard housing the Worcester combi boiler (installed in June by British Gas).

## EXTERNALLY

From the rear door is a covered area with light, shelving and storage units, flag stoned and with tap and wrought iron fence with gate (right of way through neighbouring property, never used), sleeper steps to seating area with slate bed, idea for barbeque and entertaining. Fully enclosed west facing garden with further slate area, stocked beds, leading to a lawned area with cobbled pathway to fish pond (with fish) and water feature. Sleeper step leads to:



## SUMMER HOUSE/HOME OFFICE AND ADDITIONAL AREA

Wood construction, wifi, power, lighting, dual aspect windows, external power points and walkway and gate leading to: large wooden shed, work bench, plumbing and power for washing machine, dryer, worktops, further power points and lighting. A further gate leads to a wood store, power point, tap, raised beds, greenhouse and -

## COVERED PARKING AREA

Which is accessed from the rear, approached by the small right hand turn nearer to Newtown Road end of the road.

## FRONTAGE

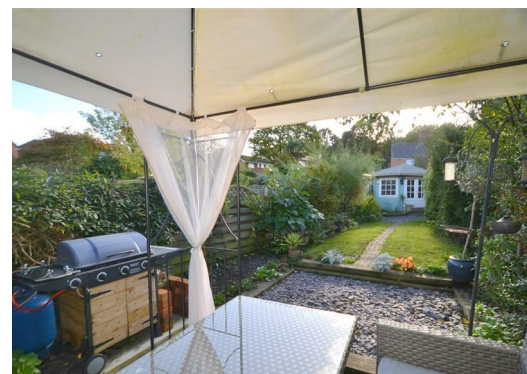
A wrought iron gate gives access and the house is screened by a wall and hedge to the front. A walkway leads to the front door and the front garden area is laid to slate.

## DIRECTIONS

From the Allan Morris office on Worcester Road. proceed to the traffic lights and turn left onto Newtown Road. Go along the road for a short distance past the primary school and the Ford garage and turn left by the local shop into Belmont Road. No. 51 will be found on the left hand side as indicated by the agent's sale board. To arrange a viewing, or for further information, please telephone us on 01684 561411.

## what3words

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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 may be available by separate negotiation.

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: B

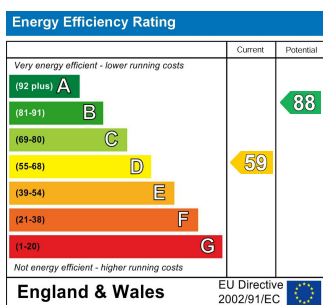
ENERGY PERFORMANCE RATINGS: Current: D59 Potential: B88

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

### EPC

### Material Information Report



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