



**38 Hill View Road, Malvern, WR14 1FJ**

**Offers Over £340,000**

A semi-detached family home in a popular location with flexible accommodation over three floors.

This well presented property is within close distance of primary and secondary schools and has a local shop and play park within the development. Offering accommodation comprising:- reception hall, cloakroom, dining kitchen with built in oven and hob, living room with French doors to garden, two good sized double bedrooms to the first floor, plus a single room/study and the family bathroom, master bedroom to second floor with ample built in cupboards and an ensuite shower room. The rear garden is all enclosed and easily maintained with access to the garage and space for two cars on the drive.





# 38, Hill View Road, Malvern, WR14 1FJ

Half opaque double glazed door opens to:

## RECEPTION HALL

With stairs to first floor with under stairs area for coats and storage, radiator with surround, telephone point, central heating thermostat, wood effect floor. Doors to:

## CLOAKROOM

Front aspect opaque double glazed window, WC, corner wash basin, tile effect floor.

## DINING KITCHEN

With front aspect and side aspect double glazed windows with blind, radiator, herringbone style flooring, fitted units to eye and base level with one and a half bowl single drainer sink unit, plumbing for washing machine and dishwasher, fitted four ring gas hob, double oven under, space for fridge freezer.

## LIVING ROOM

Rear aspect double glazed French doors to garden, rear aspect double glazed window, wood effect floor, radiator.

## FIRST FLOOR LANDING

With stairs to second floor. Door to built-in cupboard with hot water tank and shelving, further built-in cupboard with storage. Doors to:

## BEDROOM THREE

Front aspect double glazed window, radiator under, built-in double width wardrobe with hanging and shelving.

## BEDROOM TWO

Rear aspect double glazed window, radiator under.

## BEDROOM FOUR/STUDY

Rear aspect double glazed window, radiator under.

## BATHROOM

Front aspect opaque double glazed window, bath with tiled surround and mixer tap with shower, wash basin, WC, radiator.

## SECOND FLOOR

Small landing with door to:

## BEDROOM ONE

Front aspect double glazed window with view of North Hill, rear aspect double glazed velux window, built-in wardrobe to eaves with hanging space. Further built-in double wardrobe with hanging and shelving, built-in eaves cupboard with gas central heating boiler and storage space. Door to:

## ENSUITE

Rear aspect double glazed velux window, large shower enclosure with thermostatic shower, wash basin, WC, double radiator, extractor fan, half tiled walls.



## OUTSIDE

At the rear is a patio adjoining the house, lawn with pebbled borders for ease of maintenance. The rear garden is fence. There is a courtesy door to the garage. At the front there is parking for two cars to the fore of the garage.

## AGENTS NOTES

Green Belt management payment - £240 per annum

## DIRECTIONS

From the office proceed along Worcester Road in the direction of Malvern Link. At the traffic lights turn left onto Newtown Road. Go straight along, the road becomes Leigh Sinton Road by the Ascension Church. Turn left after the pedestrian crossing into Hill View Road and No 38 is on the right hand side as the road bends to the left.

## what3words

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## ADDITIONAL INFORMATION

**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 curtains, may be available by separate arrangement. Carpets are included.

**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: D

**ENERGY PERFORMANCE RATINGS:** Current: Potential:

## SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700





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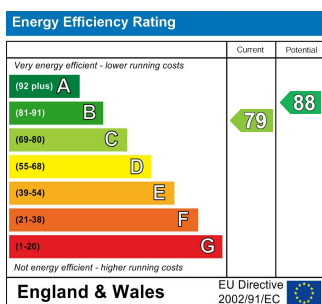
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**ENERGY PERFORMANCE RATINGS:** Current: C79 Potential: B88

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## EPC

## Material Information Report



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- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
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