



**38 Upper Howsell Road, Malvern, WR14 1TL**

**£312,000**

A semi-detached family home, located in the centre of Malvern Link with nearby access to local shops, a primary and secondary school and a mainline train station. The property has potential for updating and offers accommodation comprising:- porch, hall, sitting room, separate dining room with large storage cupboard, kitchen opening to breakfast room with french doors to garden, utility/wc, three bedrooms and a bathroom. There is ample parking for several vehicles on the drive plus a detached garage and a large garden at the rear. Benefitting from gas central heating and double glazing.





## 38, Upper Howsell Road, Malvern, WR14 1TL

### **PORCH 3'10" x 3'5" (1.17m x 1.05m)**

With opaque double glazed door and front aspect double glazed window, multi paned door to:

### **HALL**

With radiator with fretwork surround, stairs to first floor. Doors to:

### **SITTING ROOM 10'11" x 11'1" (3.33m x 3.38m)**

Front aspect double glazed window, radiator under, laminate floor, telephone point.

### **DINING ROOM 12'3" x 11'1" (3.74m x 3.40m)**

Side aspect double glazed window, radiator under, laminate floor, door to large under stairs cupboard. Door to:

### **KITCHEN 13'6" x 9'8" (4.14m x 2.95m)**

Side aspect double glazed window, kitchen units include sink unit, space for fridge freezer, space and plumbing for dishwasher, space with gas point for cooker, built-in larder cupboard with cold slab and shelving, built-in shelved cupboard, radiator, tiled floor, multi paned door to side lobby. Open to:

### **BREAKFAST ROOM**

Double glazed French doors to garden, hatch to loft space.

### **SIDE LOBBY**

With opaque double glazed door to drive, tiled floor and door to:

### **UTILITY ROOM 5'4" x 5'5" (1.65m x 1.67m)**

Opaque double glazed window, WC, sink with drainer, plumbing for washing machine, wall mounted Worcester gas central heating boiler, tiled floor.

### **FIRST FLOOR LANDING**

With hatch to loft space, with drop down ladder and lighting, landing cupboard with shelving. Doors to:

### **BEDROOM ONE 14'3" x 10'11" (4.36m x 3.35m)**

Front aspect double glazed window with a view of the Hills, radiator under.

### **BEDROOM TWO 12'3" x 8'7" (3.74m x 2.64m)**

Side aspect double glazed window with a view of North Hill, radiator under.

### **BEDROOM THREE 9'8" x 7'7" (2.97m x 2.33m)**

Side aspect and rear aspect double glazed window, radiator under.

### **BATHROOM**

Rear aspect opaque double glazed window, p-shaped bath with tiled surround, thermostatic shower over and mixer tap, cabinet enclosed wash basin and WC, tiled floor, heated towel rail, extractor fan.



## OUTSIDE

At the rear of the property there is a patio with outside tap and a gate to the drive. Courtesy door to GARAGE 6.45m x 2.99m which has rear and side aspect windows, shed beyond plus hardstanding eg for greenhouse. Large area of lawn, with view of North Hill, deck in the corner of the garden. Parking for several cars on the drive. Small area of front garden.

## GARAGE 21'1" x 9'9" (6.45m x 2.99m)

Up and over door at front, side aspect window, rear aspect window, light and power.

## 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. The property can be found on the right hand side.

## what3 words

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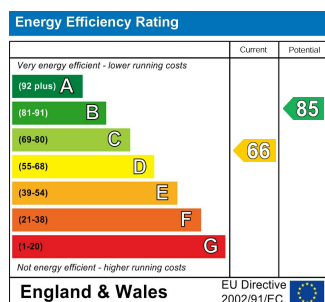




**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

## EPC

## Material Information Report



**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: D66 Potential: B85

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

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