



62 North Malvern Road, Malvern, WR14 4LX

£269,000

A very attractive and individual North Malvern period property arranged over 4 floors with a spiral staircase. The property comprises; large open sitting room with balcony to the rear, a lower ground floor with kitchen and dining areas, open to the courtyard garden at the rear, downstairs WC, to the first floor is a double bedroom and shower room, with a large master bedroom with bath on the top floor. The property has far reaching views to the rear from its elevated position and very easy access to the historic Malvern Hills via the Quarry carpark and clock tower opposite. The property is delightfully positioned and very well presented throughout. We highly recommend an early viewing.



62, North Malvern Road, Malvern, WR14 4LX

GROUND FLOOR

Accessed via stable front door, leading to:

SITTING ROOM 19'10" x 9'11" max (6.06m x 3.04m max)

With front facing double glazed sash window and rear facing double glazed door to balcony. Feature brick fireplace, two contemporary tall radiators, telephone/broadband point, television aerial point, Oak flooring, spiral staircase leads to all floors.

LOWER GROUND FLOOR

KITCHEN 9'11" x 9'4" (3.04m x 2.86m)

Spiral staircase leads down to kitchen diner with two front facing double glazed windows, Range of contemporary base level units with work surface over. Inset one and a half sink with mixer tap over. Four ring gas hob with electric oven below, space and plumbing for automatic washing machine, space for fridge freezer. Ceramic tiled floor, spot lighting. Door to:

DINING AREA 12'9" x 8'11" (3.89m x 2.72m)

Rear facing window and uPVC double door giving access to courtyard garden, spiral staircase to the first floor. Continued tiled floor. Wall mounted Worcester gas combi boiler.

WC

Rear facing single glazed window, low level WC, wash hand basin, continued tiled flooring, coat hooks.

FIRST FLOOR LANDING

Built-in storage cupboard, Oak floor, doors to:

BEDROOM TWO 9'7" x 9'2" (2.94m x 2.81m)

Front facing uPVC sash window. Feature fireplace, door to storage cupboard / wardrobe, radiator, telephone point.

SHOWER ROOM 9'1" x 4'10" (2.79m x 1.49m)

Rear facing uPVC window. Three piece suite comprising; walk in shower with glass screen, low level WC, wash hand basin. tiled surrounds and floor, radiator.

SECOND FLOOR

BEDROOM ONE 19'10" x 9'9" (6.07m x 2.98m)

Front and rear facing uPVC windows, feature brick chimney breast, two radiators, Roll top standing bath, panelling to the wall, television point, far reaching views from the rear facing window, spot lighting, loft hatch.

OUTSIDE

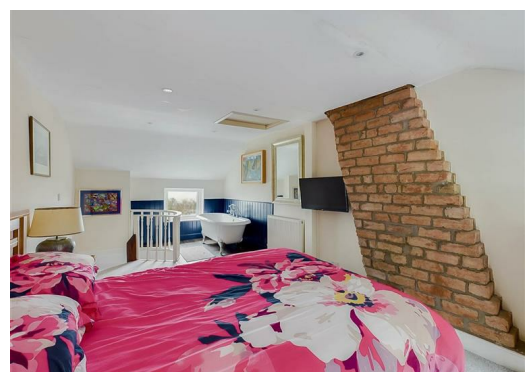
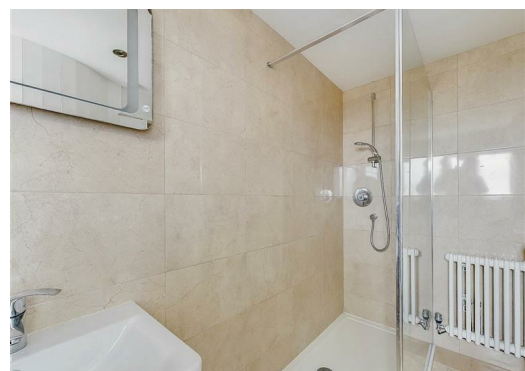
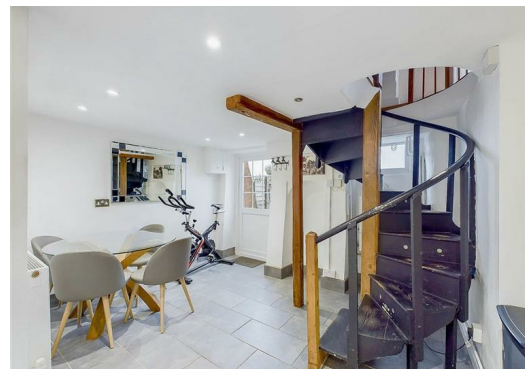
To the rear of the property is a courtyard area enclosed by timber panel fencing and brick wall. The courtyard is slabbed and has a timber garden shed and gated side access via next door property.

DIRECTIONS

From the Allan Morris office on Worcester Road. Continue



north for some distance and turn left into North Malvern Road, number 62 can be found on the right hand side as indicated by the Allan Morris 'For sale' board, opposite the Malvern Hills Trust North Quarry car park and access to the hills on the left. For further details or to book a viewing please call Allan Morris Malvern on 01684 561411.





Approximate total area⁽¹⁾

69.67 m²

Balconies and terraces

3.2 m²

Reduced headroom

5.06 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

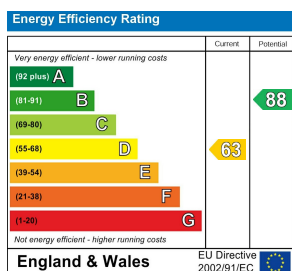
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EPC

Material Information Report



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: B

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: B88

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

- (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

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn