



38 Frederick Road, Malvern, WR14 1RS

£295,000

A traditional style detached bungalow, situated in a quiet residential location with a very generous plot. The property offers fantastic scope and potential to update, improve and extend, subject to planning permission. Comprising; entrance hallway, sitting room, breakfast kitchen, two double bedrooms and a bathroom. The property is double glazed and centrally heated. There is a block paved driveway to the side and rear which leads to a concrete single garage, with a delightful southerly aspect rear garden, that has sections of lawn and vegetable plot with a small brook at the rear. Offered with no onward chain, we highly recommend a viewing to appreciate the position, plot and potential on offer.



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ENTRANCE

uPVC front door opens to:

ENTRANCE HALL

Airing cupboard, loft hatch, additional storage and meter cupboard.



SITTING ROOM 12'9" x 10'9" (3.91m x 3.30m)

Front facing uPVC window, wall mounted electric fire, radiator, telephone point, television and satellite points.

KITCHEN 10'7" x 7'5" (3.23m x 2.28m)

Rear facing uPVC window, range of fitted eye and base level units, worktop with sink and drainer unit, gas hob, electric hob and extractor hood over, wall mounted boiler, radiator, space for table, uPVC door to side aspect and rear garden.



BEDROOM ONE 9'9" x 9'8" (2.98m x 2.97m)

Front facing uPVC window, built-in wardrobe, radiator.

BEDROOM TWO 9'8" x 9'2" (2.95m x 2.80m)

Side and rear facing uPVC windows overlooking the garden, radiator.



BATHROOM 7'8" x 5'4" (2.36m x 1.65m)

Rear facing uPVC window, electric shower over bath with a glass splash screen, low level WC, wash basin, radiator.

OUTSIDE

FRONTAGE

With high hedge for privacy, laid to lawn with path to front door.

DRIVEWAY

Block paved driveway leads along the side to the rear and opens to a large patio seating area. Concrete single garage.



REAR GARDEN

Generous gardens laid to lawn with a path in the middle leading you to the rear through a rose arch. The rear section is arranged as a vegetable garden with raised planters, greenhouse and fruit trees, with mature trees to the rear and a small brook that runs along the rear.



DIRECTIONS

From the Allan Morris office proceed along Worcester Road and at the traffic lights go straight on to the next set of traffic lights. Just after turn left into Albert Park Road. Take the third right into Frederick Road. Proceed down the road where No 38 can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. For further information or to book a viewing please call the office on 01684 561411.





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.

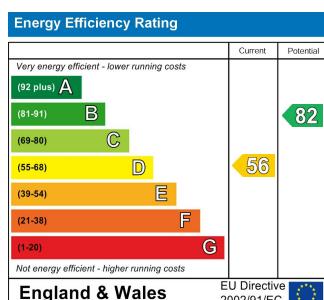
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D56 Potential: B82

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

EPC

Material Information Report



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