



8 St. Bernard Drive, Malvern, WR14 3PY

£375,000

A detached bungalow in a quiet sought after location just off St Andrews Road offering well proportioned four bedroomed accommodation. Briefly comprising:- reception hall with wood block floor and storage cupboards, lounge opening to dining room with continuing wood block floor, kitchen, shower room, a study, four bedrooms, two with ensuite showers. The property benefits from a longer than average garage, parking to the front and side of the property, a lawned garden and has a view of the hills from the rear. Offered for sale with no onward chain and benefitting from gas central heating and double glazing.



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HALL

Double glazed door opens to hall with door to coats cupboard, two double radiators, wood block floor, airing cupboard with hot water tank and central heating control panel, shelved cupboard, two loft access points both with drop down ladders and with lights.

Doors to:

LOUNGE

Front aspect double glazed window with view towards Bredon, side aspect high level double glazed window, double radiator, wood block floor, fireplace with decorative surround and gas point (fire not in use), TV aerial point.

Open to:

DINING ROOM

Side aspect double glazed window, double radiator, continuing wood block floor.

Door to:

KITCHEN

Side aspect opaque double glazed door, side aspect double glazed window. Kitchen units include one and a half bowl single drainer sink unit, plumbing for washing machine, space and point for electric cooker, floor and wall mounted cupboards, built-in shelved pantry cupboard, cupboard housing Worcester Bosch gas central heating boiler.

STUDY

Side aspect double glazed window, radiator.

SHOWER ROOM

Side aspect opaque double glazed window, large shower tray with easy access, Mira electric shower, wash basin with cupboard under, WC, double radiator, extractor fan.

BEDROOM THREE

Side aspect double glazed window, radiator, wash basin with cupboard under.

BEDROOM FOUR/SNUG

Side aspect double glazed window, radiator, tv aerial point.

BEDROOM TWO

Rear aspect and side aspect double glazed windows with view of the Hills, wash basin with cupboard, TV aerial point. Door to:

ENSUITE

Side aspect opaque double glazed window, shower enclosure with thermostatic shower, radiator, WC, extractor fan .

BEDROOM ONE

Rear aspect and side aspect double glazed window with views of the Hills, radiator, fitted mirrored wardrobes to one wall with hanging and shelving space, wash basin with cupboard, TV aerial point. Door to:



ENSUITE

Side aspect double glazed window, shower enclosure with thermostatic shower, WC, radiator, extractor fan.

GARAGE

Longer than average garage with power and up and over door.

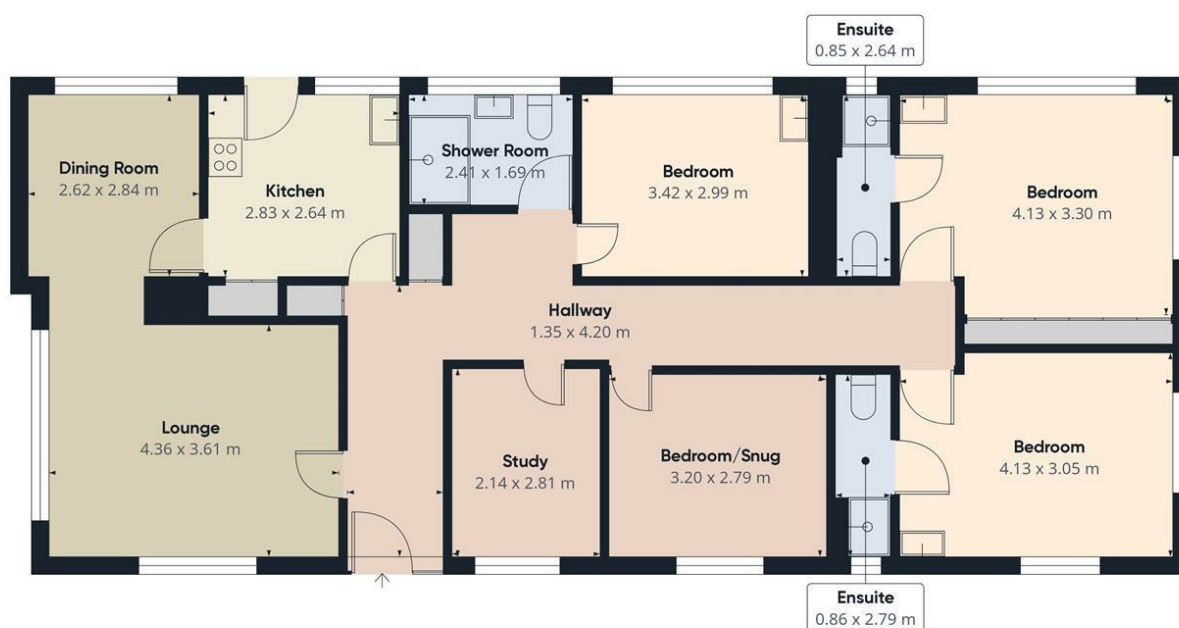
OUTSIDE

To the front of the property the drive is block paved and offers parking to the fore and at the side of the bungalow adjoining the garage and the front door. Small area of shrubbed garden. A pedestrian gate opens onto path to kitchen door. A gate also opens between the garage and the property leading to the rear garden. At the rear of the property a path leads to steps up to the lawn which is bounded by hedging and where there is a small garden shed.

DIRECTIONS

From the Allan Morris office proceed down Church Street turning right onto Avenue Road and immediately right onto Priory Road. Take the second left onto Woodshears Road and at the junction turn right onto Court Road, this becomes St. Andrew's Road. Going past QinetiQ on the left, take the next left into Geneva Avenue and first right into St. Bernard's Drive. The property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. Please contact the office on 01684 561411 for further information or to book a viewing.





Approximate total area¹
111.29 m²

(1) Excluding balconies and terraces

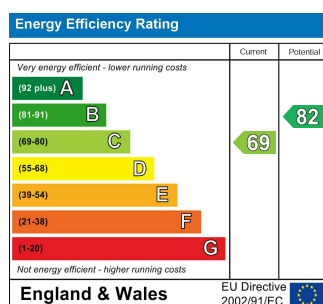
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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. The carpets, curtains and blinds are included in the sale price.

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: C69 Potential: B82

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

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