



40 Clarence Road, MALVERN, WR14 3EQ

£350,000

A semi-detached property in a convenient location within walking distance to the mainline train station, local shops, primary and secondary schools, leisure centre and Malvern theatres and cinema. The property comprises:- reception hall with cloakroom and coats cupboard, lounge with modern fireplace and opening to dining room which in turn is open plan to a small conservatory. The kitchen has built in appliances. To the first floor are three bedrooms, the master with an ensuite shower room and bedrooms one and two with built in wardrobes, plus a family bathroom. The garden at the rear is south facing and there is a courtesy door to the garage, where there is also a parking space to the side. Offered for sale with no onward chain.



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Half opaque multi-paned door opens to:

RECEPTION HALL

With built in coats cupboard, stairs to first floor, single radiator, alarm control panel. Doors to:

CLOAKROOM

Front aspect double glazed window, close coupled WC, wash basin with cupboard under, radiator, hanging for coats.

LIVING ROOM

Front aspect double glazed window, double radiator under, fireplace with gas point, hearth and surround, coved ceiling, door to under stairs cupboard, telephone and television aerial point. Multi-paned door to:

DINING ROOM

Multi-paned door to kitchen, radiator, open to conservatory.

CONSERVATORY

with uPVC double glazed windows and door to garden.

KITCHEN

Rear aspect double glazed window, radiator, tiled floor, fitted kitchen including gas hob, filter hood over, corner sink unit with mixer tap, double Belling oven, plumbing for washing machine (appliance included), built-in fridge and freezer and dishwasher, cupboard housing Worcester gas central heating boiler.

FIRST FLOOR LANDING

Landing with hatch to loft, built-in airing cupboard with shelving. Doors to:

BEDROOM THREE

Rear aspect double glazed window with radiator under.

BEDROOM TWO

Rear aspect double glazed window, radiator under, view of the Hills, built-in storage cupboard.

BEDROOM ONE

Front aspect double glazed window, radiator, built-in wardrobe. Door to:

ENSUITE

With corner tiled shower enclosure with rain head shower and hand held adjustable shower, wash basin with mixer tap, close coupled WC, heated towel rail, wall mounted mirrored cupboard, extractor fan, tiled floor.

BATHROOM

Front aspect double glazed window, bath with rain head shower and hand held shower, mixer tap, tiled surround, wash basin with mixer tap, close coupled WC, heated towel rail, tiled floor, extractor fan, wall mounted mirrored cupboard.



GARDEN

At the rear, paved patio, with outside tap, gate to side, low wall surrounding the garden, three steps up to lawn with mature shrubs at side. Courtesy door to garage. GARAGE 4.8M X 2.6M with fittings in place for an electric door (not currently working), with parking at the side.

DIRECTIONS

From the office proceed down Church Street and go straight across at the traffic lights. Turn first right into Avenue Road, right again into Priory Road and first left into Clarence Road. Go down the hill and the property is on the right hand side, just before the Morgan pub as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please give the office a call on 01684 561411 or email malvern@allan-morris.co.uk





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.

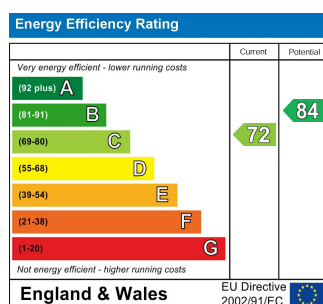
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: C72 Potential: B84

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

EPC

Material Information Report



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