



**9 Churchill Drive, Malvern, WR14 1DJ**

**£279,950**

A very well presented semi-detached bungalow, situated on a corner plot in a quiet residential location in Malvern Link. Comprising: porch, entrance hallway, sitting room, dining kitchen, two double bedrooms, bathroom, detached garage and driveway and very attractive front, side and rear gardens. The property is offered with no onward chain and an early viewing is essential to appreciate the quiet position and accommodation on offer.





## 9, Churchill Drive, Malvern, WR14 1DJ

### PORCH/ENTRANCE HALL

Internal double glazed door opens to hallway, radiator, storage cupboard with Worcester combi boiler. Doors to:

### SITTING ROOM 16'5" x 10'9" (5.01m x 3.30m)

Front facing double glazed window overlooking front garden, electric fire and surround, radiator, television point.

### KITCHEN DINING ROOM 14'7" x 8'8" (4.45m x 2.65m )

Rear facing uPVC window and door to the garden, range of eye and base level units with wood effect worktop with inset one and a half sink and drainer unit, electric oven, gas hob, stainless steel extractor fan, space and plumbing for washing machine and other appliances, radiator. Cupboard housing electric meters, spot light.

### BEDROOM ONE 11'7" x 10'8" (3.55m x 3.27m )

Front and side facing double glazed window, radiator, television point.

### BEDROOM TWO 11'8" x 8'8" (3.56m x 2.66m)

Rear and side facing double glazed window, radiator.

### SHOWER ROOM 7'8" x 5'3" (2.36m x 1.61m )

Side facing obscure uPVC window, corner shower cubicle, low level WC, wash basin, radiator, tiled walls and floor, loft access hatch.

### OUTSIDE

Set on a corner plot garden that is enclosed by a low timber fence, gated access to the front garden, with a path to the front door. Front and side gardens have mature shrub planting and are laid to lawn. The rear garden is also enclosed by timber fencing, with low maintenance slab patio for outside entertaining, stone chippings and artificial grass, established planting, timber summer house and gated side and rear access, leading to the driveway and single detached garage at the rear. outside lighting and tap.

### DIRECTIONS

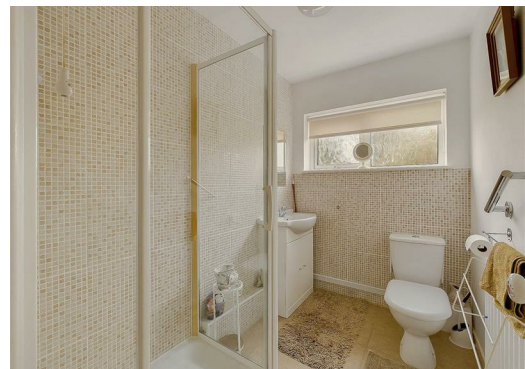
From Great Malvern town centre, follow the Worcester Road into Malvern Link, taking the first left after the Fire Station into Howsell Road. Follow Howsell Road for a short distance at the mini-roundabout turn right onto Church Road. Turn left at the end of Church Road onto Lower Howsell Road follow the road round and take the turn on the left hand side signposted Churchill Drive, number 9 can be found to the left hand side, indicated by the For Sale sign. For more details or to book a viewing, please call the Malvern office on 01684 561411.

### what3words

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### ASKING PRICE

£279,950









**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

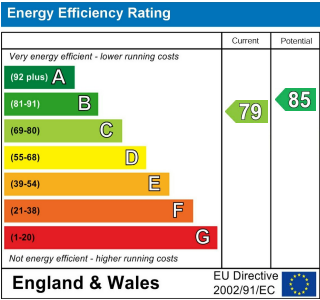
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

**ENERGY PERFORMANCE RATINGS:** Current: C79 Potential: B85

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

EPC      Material Information Report



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