



9 Lygon Bank, Malvern, WR14 2JF

Offers Over £275,000

A very well presented end of terrace period property, located in a convenient position close to the centre of Great Malvern. The property is within walking distance of the town centre, link top common, railway station and all the shops, pubs and amenities Malvern has to offer. The accommodation comprises: sitting room, inner hall, dining room, kitchen, rear hallway, WC/utility room, cellar, two double bedrooms and a bathroom. The property has a generous rear garden with sections of patio and lawn. The property also has the added benefit of a garage. The property is immaculately presented throughout and is offered with no onward chain. We highly recommend a viewing to appreciate the position and accommodation on offer.



9, Lygon Bank, Malvern, WR14 2JF

ENTRANCE

Composite front door opens to:

SITTING ROOM 10'6" x 10'4" (3.22m x 3.15m)

Front facing double glazed window, recessed fireplace with oak mantelpiece, radiator, television point, two wall light points.

INNER HALL

Stairs to first floor.

DINING ROOM 11'6" x 11'5" (3.52m x 3.49m)

Side and rear facing double glazed window, wood effect flooring, radiator, open plan to the kitchen, door to cellar.

KITCHEN 7'9" x 7'8" (2.38m x 2.35m)

Contemporary fitted kitchen with worktops, space for gas cooker, extractor hood, inset sink and drainer unit, wall mounted Baxi boiler, side facing double glazed window, door to:

REAR HALLWAY

Continued flooring, space for fridge freezer, door to garden, door to:

WC/UTILITY 7'4" x 3'10" (2.24m x 1.17m)

Rear facing obscure uPVC window, low level WC, wash basin, plumbing for washing machine, extractor fan, spot lighting.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 12'1" x 11'6" (3.69m x 3.52m)

Rear facing double glazed window, radiator, telephone point, door to:

BATHROOM 7'9" x 7'6" (2.37m x 2.31m)

Rear facing obscure uPVC window, panel bath with shower attachment over, low level WC, wash basin, radiator, extractor fan.

BEDROOM TWO 10'6" x 10'3" (3.22m x 3.13m)

Front facing double glazed window, large storage cupboard, radiator.

CELLAR

The property has a one room cellar, accessed from the dining room.

OUTSIDE - FRONTAGE

Gated and steps up to the front door.

REAR GARDEN

Generous rear garden, Laid to slab with timber pergola structure and all enclosed by timber panel fencing, steps lead down to lower section, which is laid lawn, gated rear access.

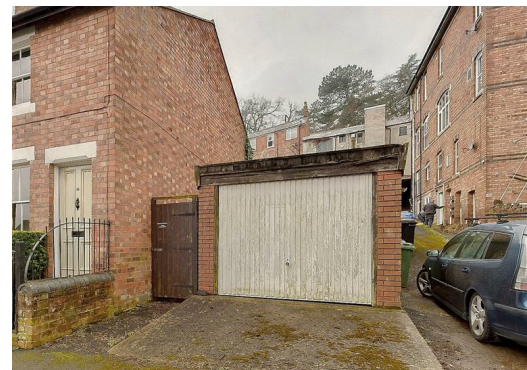


GARAGE

Found off Oxford Road, brick frontage but concrete cast single garage (with electric sockets and lighting) with metal up and over door.

DIRECTIONS

Proceed down Church Street and take a left into Graham Road. Proceed along the road and turn left into Moorlands Road then proceed up Lygon Bank on the left. The property can be found on the right hand side at the top of the road. For more details, please call out Malvern 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.

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.

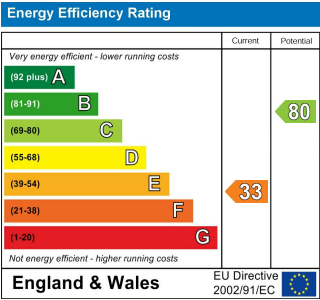
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: F33 Potential: C80

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

EPC

Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (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



Offices also at:

Bromsgrove Malvern Mayfair London Worcester Upton upon Severn