



18 Lower Chase Road, Malvern, WR14 2BX

£220,000

A mid terrace property located in a popular road close to shopping facilities in Barnards Green, with the mainline train station within a short walk, plus a primary and a secondary school. The property offers potential for refurbishing and extending the kitchen accommodation, (subject to necessary permissions) with two reception rooms, kitchen, two bedrooms and a shower room, outbuilding, small yard area and garden. With double glazing and gas central heating. Offered for sale with no chain.



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Half multi paned front door opens to:

SITTING ROOM

Front aspect double glazed window, cupboard housing meters, laminate floor, radiator. Door to:

DINING ROOM

Rear aspect double glazed window, radiator, open plan stairs to first floor, laminate floor. Door to:

KITCHEN

Side aspect double glazed window, half opaque glazed door to garden, built-in electric hob and oven, single drainer sink unit, space for fridge, wall and floor mounted cupboards.

FIRST FLOOR LANDING

Hatch to loft space, central heating thermostat. Doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, laminate floor.

BEDROOM TWO

Rear aspect double glazed window, radiator, laminate floor.

SHOWER ROOM

Rear aspect opaque double glazed window, WC with cupboard over, wash basin, shower enclosure with Triton electric shower, radiator, cupboard housing Ariston central heating boiler.

OUTSIDE

Small back yard area with access to outbuilding, gate to shared access along the rear, step up to the garden with path, lawn to the side, step up to patio with mature tree. Small area of garden to the front with low wall and gate.

OUTBUILDING

With water stop tap, electricity.

DIRECTIONS

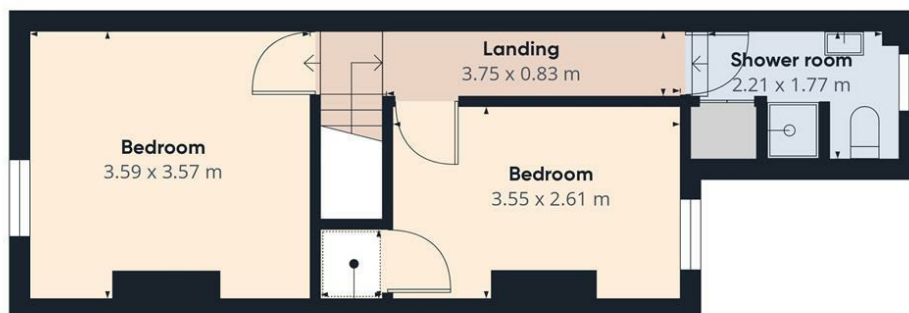
From the Malvern office proceed down Church Street towards Barnards Green, at the roundabout take the first left on to Pickersleigh Road. After a short distance take the first right into Lower Chase Road. The property can be found on the right side.







Ground Floor

Cupboard
0.82 x 0.97 m

Floor 1

Approximate total area⁽¹⁾66.26 m²

Reduced headroom

0.98 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

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.

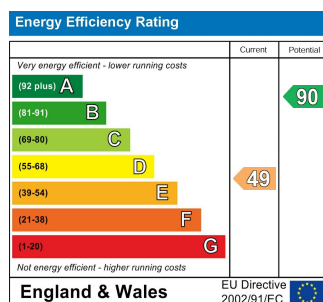
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: E49 Potential: B90

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

EPC

Material Information Report



- (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

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