



**61 Somers Park Avenue, Malvern, WR14 1SE**

**£385,000**

A traditional style detached property, situated in a popular residential location, close to schools, transport links and facilities. The property requires some modernisation, with excellent scope to upgrade and improve. Comprising; entrance hall, sitting room, second sitting room open to a dining room, kitchen with pantry, breakfast room, first floor landing, three bedrooms and a bathroom. The property has a gated driveway, generous rear garden, within which is an out building that is half garage and half workshop/office. The property has lots of scope and potential, is offered with no chain and an early viewing is highly recommended.





# 61, Somers Park Avenue, Malvern, WR14 1SE

## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

## ENTRANCE

Wooden front door and obscure glass panels. Opens to:

### ENTRANCE HALL 14'9" x 5'10" (4.51m x 1.79m)

Stairs to first floor, radiator, wooden spindle staircase, meters, telephone point, door to:

### SITTING ROOM 12'10" x 11'8" (3.92m x 3.58m)

Double glazed front facing bay window, radiator, fireplace and wooden panelling to walls.

### SECOND SITTING ROOM / EXTENDED DINING ROOM 10'9" x 11'7" / 14'1" x 7'4" (3.28m x 3.55m / 4.30m x 2.24m)

Fireplace, two radiators, television point, parquet flooring.

### KITCHEN 14'1" x 6'10" (4.31m x 2.10m)

Side facing window, range of eye and base level units. Sink and drainer unit, built in storage, large larder cupboard, side door to outside, door to;

### BREAKFAST ROOM 8'1" x 8'3" (2.48m x 2.52m)

Built-in storage, Rear and side facing windows.

## FIRST FLOOR LANDING

Wooden spindle banister. Side facing window, doors to:

### BEDROOM ONE 12'9" x 11'10" (3.89m x 3.63m)

Two front facing uPVC windows, fitted bedroom storage and furniture, radiator

### BEDROOM TWO 11'10" x 10'11" (3.63m x 3.34m)

Rear facing uPVC window, fitted furniture, radiator.

### BEDROOM THREE 8'6" x 6'9" (2.61m x 2.08m)

Rear facing uPVC window, radiator.

### BATHROOM 5'10" x 5'2" (1.78m x 1.59m )

Front facing obscure uPVC window, low level WC, wash basin, bath with electric shower over.



## OUTSIDE

The Property has a gated driveway, with the frontage being laid to stone chippings, enclosed by fencing. The driveway narrows and leads to the side of the property and the garage. The rear garden is of particular interest at this property, being generous and well maintained, with lawn and flowering borders, pond water feature, shed and potting shed to the far rear, gated access to the allotments beyond.

## **GARAGE 15'2" x 9'10" (4.63m x 3.01m)**

Metal up and over door, power and light, side facing windows.

## **WORKSHOP/STUDIO/OFFICE 15'0" x 9'3" (4.58m x 2.83m)**

Side door, rear and side facing windows, power and light.

## DIRECTIONS

From the Allan Morris office in Worcester Road, follow the road to the traffic lights and turn left onto Newtown Road, follow the road for a short distance and turn right into Somers Park Avenue by the Church of the Ascension. Number 61 can be found on the left-hand side, indicated by the For Sale board. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

## ASKING PRICE

£385,000







Allan Morris

Approximate total area<sup>(1)</sup>  
126.78 m<sup>2</sup>

Reduced headroom  
0.69 m<sup>2</sup>

(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.

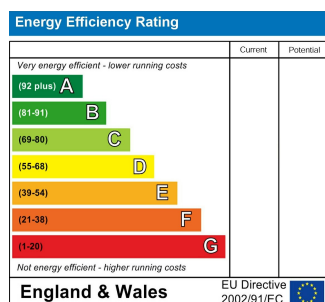
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**TENURE:** We understand the property to be freehold but this point should be confirmed by your solicitor.

## EPC

## Material Information Report



**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: Potential: TBC

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

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