



34 Woodbury Rise, Malvern, WR14 1QZ

£325,000

A detached house built in 1969, located within a cul-de-sac and having scope for refurbishment. With accommodation comprising:-reception hall with understairs cupboard, lounge with recently fitted log burner, doors to dining room, kitchen, sun room with door to garage, three bedrooms, refitted shower room. Benefitting from long drive with garden to the side plus a rear garden. Offered for sale with no onward chain.



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Door with opaque double glazed fan window and adjacent opaque double side panel opens to:

RECEPTION HALL

With stairs to first floor, double radiator, central heating thermostat. Door to under stairs cupboard. Laminate floor. Doors to:

LOUNGE

Front aspect double glazed window, double radiator under, stone fireplace with log burner and adjoining shelving, laminate floor, double doors to the dining room.

DINING ROOM

Rear aspect double glazed window and double glazed door to garden, radiator, hatch to kitchen.

KITCHEN

Rear aspect double glazed window, side aspect opaque glazed door to garden room. Kitchen units with one and a half bowl single drainer sink unit, built in four ring electric hob, built-in double oven, plumbing for washing machine.

GARDEN ROOM

uPVC and double glazed with windows to two sides, half double glazed door to garden, tiled floor, window and glazed door to garage.

GARAGE

With up and over door to the front, light and power, wall mounted Worcester gas central heating boiler.

FIRST FLOOR LANDING

With side aspect double glazed window with views across Malvern, hatch to loft space, large landing cupboard. Doors to:

BEDROOM ONE

Front aspect double glazed window, radiator under, built-in over stairs cupboard.

BEDROOM TWO

Rear aspect double glazed window, radiator under.

BEDROOM THREE

Rear aspect double glazed window, radiator under.

SHOWER ROOM

Side aspect opaque double glazed window, tiled shower enclosure with Triton electric shower, wash basin with mixer tap and drawers under, WC, radiator, shelved cupboard.



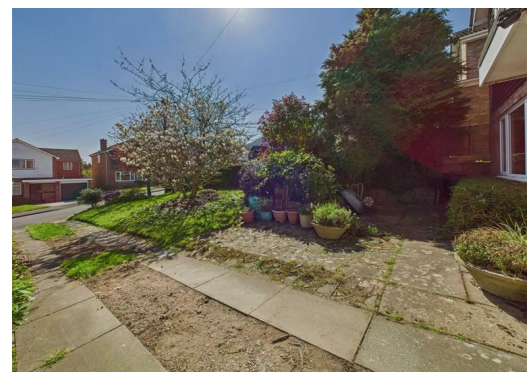
OUTSIDE

To the front - long driveway with parking for several vehicles, door to garage, large lawn at the side with inset trees giving privacy.

At the rear - paved area adjoining the garden room, outside tap, path across the back, pond with pump, plus second smaller pond, path to front along side of house, garden shed and greenhouse in need of repair.

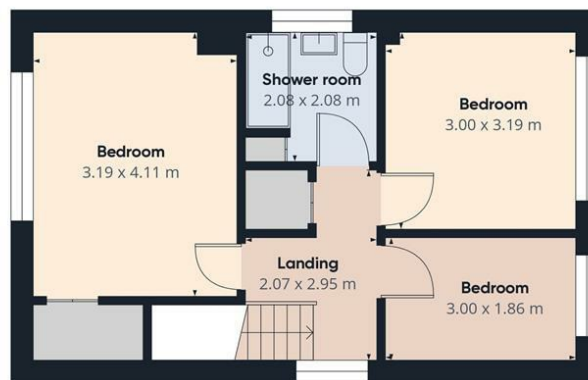
DIRECTIONS

From the centre of Great Malvern proceed north along the A449 towards Worcester. At the traffic lights at Link Top turn left into Newtown Road signposted Leigh Sinton. Take the third turning on the left into Nursery Road. Continue uphill for a short distance and at the left hand bend bear right into Woodbury Rise. The property is found on the right hand side, indicated by the For Sale sign.





Ground Floor



Floor 1

Allan Morris

Approximate total area¹
102.03 m²

Reduced headroom
0.9 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 are based on RICS IPMS 3C standard.

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.

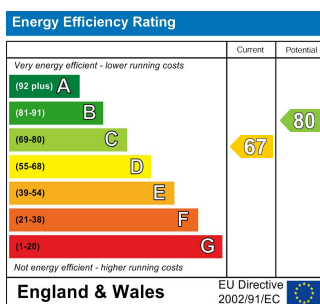
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: C80

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;
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- (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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