



26 Charles Way, Malvern, WR14 2NA

£375,000

A well proportioned detached bungalow, situated in a popular residential location, close to shops, amenities and transport links. The property comprises; porch, entrance hallway, sitting room, dining room/bedroom three, conservatory, kitchen, rear hall, utility room, garage, two further double bedrooms, bathroom, frontage and driveway, very attractive rear garden with large covered veranda. The property is double glazed, centrally heated, offered with no onward chain and would benefit from some modernisation. Early viewing is essential to appreciate the position and potential on offer.



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ENTRANCE

Approached over concrete driveway and brick paving to:

PORCH 6'3" x 5'6" (1.92m x 1.69m)

With obscure double glazed door and side/front panels, shelf, light and obscure double glazed side panel and door leading to:

HALLWAY

Telephone point, radiator and shelf, power points, shelving unit, cloaks cupboard with lights, hanging rail, coat hooks and clothes rails, further built-in cupboard with slat shelving.

SITTING ROOM 15'8" x 13'8" (4.80m x 4.19m)

Front facing double glazed window, two radiators, power points, television point, serving hatch to kitchen.

DINING ROOM / BEDROOM THREE 9'6" x 10'10" (2.90m x 3.32m)

Radiator and cover, power points.

CONSERVATORY 8'5" x 9'2" (2.58m x 2.81m)

Two electric panel heaters, power points, twin double glazed doors onto patio.

KITCHEN 9'6" x 14'0" (2.92m x 4.27)

Two rear facing double glazed windows, range of wall and base units, inset bowl and a half stainless steel sink unit, radiator, power points, electric cooker, Glow-worm combination boiler, under counter fridge. Door to REAR HALLWAY with double glazed door to garden and door to:

UTILITY ROOM 6'9" x 6'5" (2.06m x 1.98m)

With power points, obscure double glazed window, shelving, wall panel heater.

BEDROOM ONE 11'9" x 10'9" (3.60m x 3.29m)

Front facing double glazed window, built-in wardrobes, matching drawers and shelving, radiator, power points.

BEDROOM TWO 10'8" x 10'8" (3.27m x 3.27m)

Built-in wardrobe, side facing double glazed window, radiator, power points.

BATHROOM 7'6" x 5'4" (2.29m x 1.65m)

Rear facing obscured double glazed window, corner shower cubicle, vanity unit with inset sink, low level WC, radiator, wall heater.

GARAGE

Electric up and over door, double glazed window, lighting, shelving.



OUTSIDE

The property has a front garden laid to low maintenance stone chippings, with a low wall to the front boundary, gated side access and conifer planting, raised flower bed. The well maintained and attractive rear garden is initially laid to a slab patio seating area, with large veranda over for shelter and shade, rest of the garden is laid to lawn with established borders and mature apple tree. Vegetable plot, additional seating area, outside tap.

DIRECTIONS

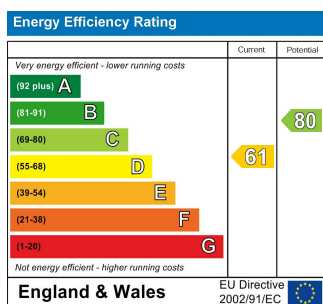
From the Allan Morris office in Malvern proceed along Worcester Road and go straight on at the traffic lights, going past Malvern Link Common on the right hand side and turn right just after the common, into Pickersleigh Road. At the T- junction turn right and first left into Charles Way. Follow the road round to the right and the property can be found on the right hand side indicated by the For Sale board. For more details please call the Malvern office on 01684 561411 or email malvern@allan-morris.co.uk.





EPC

Material Information Report



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 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: D61 Potential: C80

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