



**4 Martins Orchard Walwyn Road, Colwall, WR13 6EG**

**Offers Over £275,000**

A semi-detached bungalow situated in the centre of the highly regarded village of Colwall. Comprising; porch, entrance hall, sitting room, kitchen with store room/utility area, two bedrooms and a shower room. The property has a rear garden and a residents parking area to the front. The property requires some updating, but offers lots of scope to improve and a rare opportunity in this location. No chain, early viewing essential.





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## PORCH

uPVC double doors open to porch, wooden internal door to:

## ENTRANCE HALLWAY

Loft access, doors to:

## SITTING ROOM 12'8" x 12'3" (3.88m x 3.75m)

Front facing uPVC window, stone built plinth and fireplace surround, television point.

## BEDROOM ONE 10'11" x 10'5" (3.34m x 3.18m)

Rear facing double glazed window, built-in storage cupboard.

## BEDROOM TWO 9'1" x 6'9" (2.79m x 2.07m)

Front facing double glazed window, built-in wardrobe.

## SHOWER ROOM 6'2" x 5'9" (1.89m x 1.76m)

Rear facing obscure uPVC window, wet room style shower with wall mounted electric shower unit, low level WC, wash basin, electric heater, storage/airing cupboard, tiled walls.

## KITCHEN 10'0" x 8'11" (3.05m x 2.73m)

Rear facing double glazed windows, range of basic base level units, sink and drainer unit, space for gas cooker, space for washing machine, storage cupboard and larder cupboard, further cupboard housing gas fired warm air heating system.

## FRONTAGE

Communal parking in allocated parking area for residents. Frontage laid to lawn, gated side access to the rear garden.

## REAR GARDEN

Rear is laid to lawn and enclosed by fencing and conifer hedgerow, timber garden shed.

## DIRECTIONS

From the Allan Morris office in Great Malvern turn left crossing Belle Vue Terrace and onto the Wells Road. Proceed for a short distance and take the first right hand turn onto the Wyche Road. Follow the road up hill, passing through the Wyche Cutting, continue along this road into the village of Colwall. Continue through the village and passed the Colwall Park Hotel on the left continue, the property is set back from the road on the left just before traffic lights at the railway bridge. To arrange a viewing or with any queries please contact us on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

## what3words

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## LOCATION

Situated on the western side of The Malvern Hills, Colwall has a vibrant community and is a desirable residential location. The village offers an excellent range of facilities and amenities with good road and bus services, with the added benefit of its own mainline railway station with links



to the rest of the country. This property is well-situated within a short walk for the village amenities and in easy reach of Malvern and Ledbury. Hereford, Worcester and Cheltenham are also very accessible.



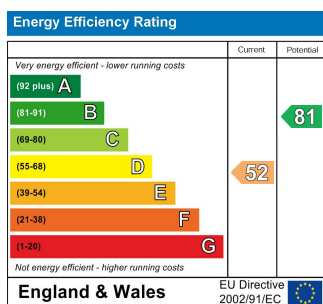




**TENURE:** We have been advised (subject to legal verification) that the property is Freehold.

## 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: Herefordshire District Council; at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: E52 Potential: B81

**SCHOOLS INFORMATION:** Local Education Authority: Herefordshire LA: 01432 260927

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