



## 3 Mayfair Close, Malvern, WR14 1DB

**£295,000**

A very well maintained and presented three bedroomed semi detached house. In brief, the accommodation comprises: hallway, generous dining kitchen, living room, main bedroom with en suite shower room, two further bedrooms and family bathroom. The garden is well laid out and enclosed, with well-stocked borders, lawned area, greenhouse, shed, water butt and raised beds. There are hill views from the rear of the property and off street parking at the front. Offered in a 'NO CHAIN' sale situation, we strongly recommend viewing internally.



### 3, Mayfair Close, Malvern, WR14 1DB

#### ENTRANCE

Approached over chipped parking area and footpath to storm porch with light and uPVC front door opening to:

#### HALLWAY

With inset matting, stairs to first floor, under stairs cupboard with coat hooks and shelving, door to:

#### GUEST WC

Obscure double glazed window, close coupled WC, pedestal hand basin, medicine chest and extractor unit.

#### DINING KITCHEN 15'10" x 9'3" (4.83m x 2.83m)

Front facing double glazed window, matching range of wall and base units with inset bowl and a half stainless steel sink unit, ceramic hob with cooker hood over and electric oven under, integral washing machine, fridge and freezer, Intergas central heating boiler, power points, radiator, generous space for table and chairs, uPVC rear door with obscure glazed panel.

#### LIVING ROOM 16'4" x 11'5" (5m x 3.5m)

uPVC double glazed window and double doors, radiator, feature wooden fireplace with marble style back and base, television, telephone, radio and power points.

#### FIRST FLOOR LANDING

With access to loft space, radiator, walk-in cupboard with hanging rails, cupboard with electric heater.

#### BEDROOM THREE 11'5" max x 6'6" (3.5m max x 2m)

Rear facing double glazed window with views over Victoria Park to the Malvern Hills, radiator, power points, telephone point, hanging rails.

#### BEDROOM ONE 12'5" x 9'2" (3.8m x 2.8m)

Rear facing double glazed windows with the views up to the Malvern Hills, radiator, television, telephone and power points, door to:

#### ENSUITE SHOWER ROOM 9'2" x 4'1" (2.8m x 1.26m)

Tile shower cubicle with glazed door and Mira Zest shower, pedestal hand basin, close coupled WC, ladder radiator, extractor unit.

#### BEDROOM TWO 10'3" x 9'2" (3.14m x 2.8m)

Front facing double glazed window, radiator, power points, television point.

#### BATHROOM

With contemporary tiling, white suite with panelled bath and shower over, glazed shower screen, pedestal hand basin, close coupled WC, towel rail radiator and extractor unit.





## EXTERNALLY

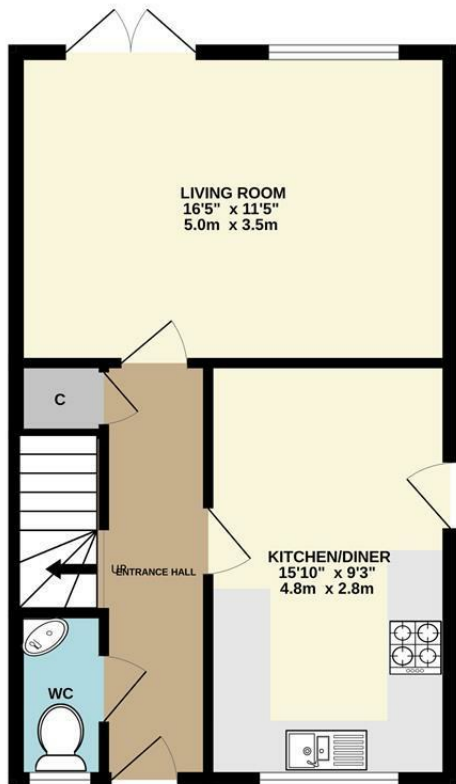
The rear garden is fully enclosed with well-stocked flower and shrub borders, patio area, water butt, raised herb/vegetable bed, greenhouse, lawned area with archway and steps down to a flag stoned area, fencing over a stream, wooden shed with area behind with compost bin and gate (unused) onto car park. A concrete path leads to a wooden gate leading to the front of the house.

## DIRECTIONS

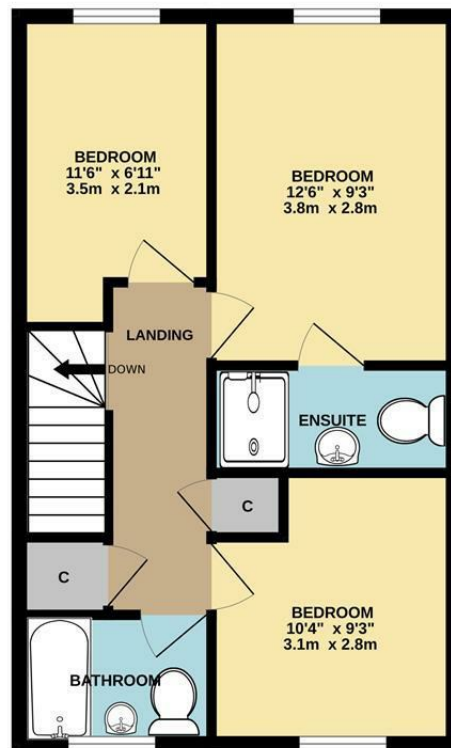
From Great Malvern proceed along Worcester Road in the direction of Malvern Link to the traffic lights. Go straight on and straight on at the next set of lights, past Malvern Link common on the right hand side. Take the right turn immediately after the common onto Pickersleigh Road and at the T junction turn left and first right into Spring Lane. Go past the park and the rugby club and turn left. Mayfair Close is on the left hand side a short way along the road, with no 3 being on the left hand side. For more details or to arrange a viewing, please contact our Malvern office on 01684 561411 or [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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, curtains and blinds are also included

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Solar panels with FITT (Eon). Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

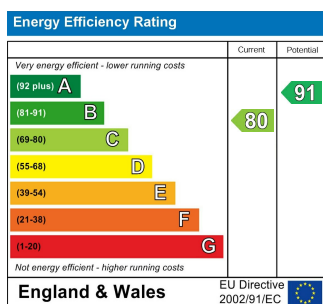
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current C80: Potential: B91

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

## EPC

## Material Information Report



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