



9 Monnow Close, Malvern, WR14 2XQ

£365,000

A very well presented and upgraded detached bungalow, situated in a quiet cul de sac position, in a very popular residential location. The property comprises; entrance hallway, lounge dining room, re-fitted breakfast kitchen, two double bedrooms, bathroom, garage, low maintenance frontage and driveway, delightful west facing rear harden. The property is double glazed, centrally heated and immaculate throughout. An early viewing is essential to appreciate the peaceful location and well proportioned accommodation on offer.



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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. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

ACCOMMODATION

ENTRANCE HALL 12'9" x 4'8" (3.90m x 1.43m)

Composite front door, radiator, loft access, storage cupboard, doors to:

LOUNGE DINING ROOM 19'9" x 10'11" (6.03m x 3.33m)

Rear and side facing uPVC windows overlooking the gardens, two radiators, television point.

BREAKFAST KITCHEN

Rear facing uPVC double glazed window overlooking the garden, range of eye and base level windows, worktop which includes a breakfast bar, inset sink and drainer unit, integrated electric oven, hob with extractor hood over, plumbing for washing machine and tumble dryer, space for other appliances, full radiator.

BEDROOM ONE 12'4" x 11'6" (3.76m x 3.51m)

Front facing uPVC window, television point, built-in wardrobe.

BEDROOM TWO 10'9" x 9'8" (3.28m x 2.96m)

Front facing uPVC window, radiator.

BATHROOM 8'0" x 6'9" (2.44m x 2.06m)

Rear facing obscure uPVC window, panel bath with mixer shower attachment over, low level WC, wash basin, radiator, tiled floor and walls, cupboard housing gas combi central heating boiler.

GARAGE 17'2" x 8'10" (5.24m x 2.70m)

Metal up and over door, power and light, rear door into the garden.

FRONTAGE

Driveway to the fore of the garage, rest of the garden is laid to stone chippings, with shrub planting, path to front door and gated side access.



REAR GARDEN

Gated side access, laid to a slab patio seating area and paths, path leads to a timber garden shed, rest of garden is laid to lawn enclosed by timber fencing, outside light and tap, young trees and shrub planting, with a westerly aspect.

DIRECTIONS

From the Allan Morris office on the Worcester Road turn left onto Church Street and proceed down hill, over the traffic lights to Barnards Green Road and to the shopping area. Take the third exit, going straight onto Guarlford Road. After a short distance take the second left after the duck pond into Eston Avenue and second right into Hastings Road. Turn first left onto Wye Avenue and first right into Teme Ave and left again into Windrush Crescent. Take the next left into Monnow Close where number 9 can be found on the right indicated by the For Sale Board. For further details or to book a viewing, please call the Malvern office on 01684 561411.

ASKING PRICE

£365,000





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: C70 Potential: B86

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

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