



Allan Morris
estate agents

**59, Hornyold Road, Malvern, Worcestershire, WR14
1QH**

 **MAYFAIR**
OFFICE GROUP

Hornyard Road, Malvern, WR14 1QH

A very well presented, significantly upgraded and impressive period house situated in a popular and central location in Malvern. The elegant semi-detached property consists of five bedrooms, sitting room, refitted dining kitchen, conservatory, utility, family bathroom, two further wc, level wrap-around garden, driveway for several cars, views of the Malvern Hills and less than 5 minutes' drive to the train station and local shops of Great Malvern. The property has had a very recent program of significant improvement including all new windows and central heating. We highly recommend an early internal viewing to appreciate the characterful and spacious accommodation on offer.

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, Worcester, Birmingham and Hereford. The closest station to this property is Malvern Link, where there is also a great selection of shops and facilities as well as a community hospital. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape which is a pleasure to explore, with lots of open common land and green space. Malvern 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 and restaurants on a busy high street, as well as a good selection in the retail park at Newland. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.



ACCOMMODATION

PORCH

Original front door, tiled floor, stone detail over inner front door. Door to:

WC

Dual aspect with two obscure glass sash windows, low level WC, wash basin, tiled floor, radiator.

HALLWAY

Stairs to first floor with under stairs cupboard, doors to:

SITTING ROOM 14'11" x 13'10" (4.55m x 4.23m)

Dual aspect with front and side facing double glazed sash windows, feature period fireplace, television point, radiator.

DINING KITCHEN 14'8" x 12'4" (4.48m x 3.78m)

Two side facing double glazed sash windows opening to conservatory. Modern fitted kitchen with wood block work tops, inset ceramic one and a half sink and drainer unit with mixer tap, decorative tiled splashback, gas hob, electric cooker, extractor fan, tall radiator, exposed wooden floor boards, door to:

UTILITY 7'10" x 6'10" (2.41m x 2.09m)

Side facing wooden stable door, range of worktops, plumbing for washing machine and fridge freezer, tiled floor, wall mounted Worcester boiler.

CONSERVATORY 11'8" x 8'9" (3.58m x 2.69m)

uPVC conservatory, wooden effect flooring, door to the garden, fitted blinds.

FIRST FLOOR LANDING

Staircase with original banister, stairs lead up to the second floor, radiator, door to:

BEDROOM ONE

Front facing three double glazed sash windows, radiator, bedroom fireplace.

BEDROOM TWO 14'8" x 12'4" (4.48m x 3.76m)

Side facing two double glazed sash windows, bedroom fireplace, radiator.

WC

Two front facing double glazed sash windows, high level WC, wash basin.

BATHROOM 7'9" x 6'9" (2.37m x 2.06m)

Rear facing obscure double glazed sash window, panel bath with shower attachment over, recessed shower cubicle, wash basin, radiator.

SECOND FLOOR LANDING

Wooden spindle banister, doors to:

BEDROOM THREE 17'2" x 7'7" (5.24m x 2.33m)

Rear facing two velux windows, radiator, fine views.

BEDROOM FOUR 14'10" x 13'9" (4.53m x 4.21m)

Front facing two double glazed Velux windows, feature porthole window all with far reaching views, exposed beam, restricted head height, radiator.

BEDROOM FIVE 8'5" x 6'8" (2.57m x 2.04m)

Three double glazed sash windows, radiator.

DIRECTIONS

From the Allan Morris office proceed along the Worcester Road. Continue along the road along to the traffic lights, turn left into Newtown Road and an immediate first left into Hornyold Road. Follow the road up hill and No 59 can be found on the left just on the corner as the road bears left, indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

ADDITIONAL INFORMATION

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

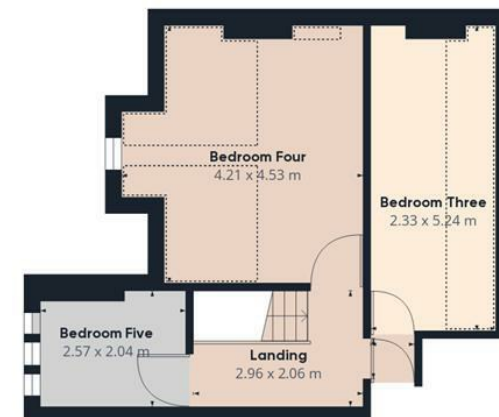
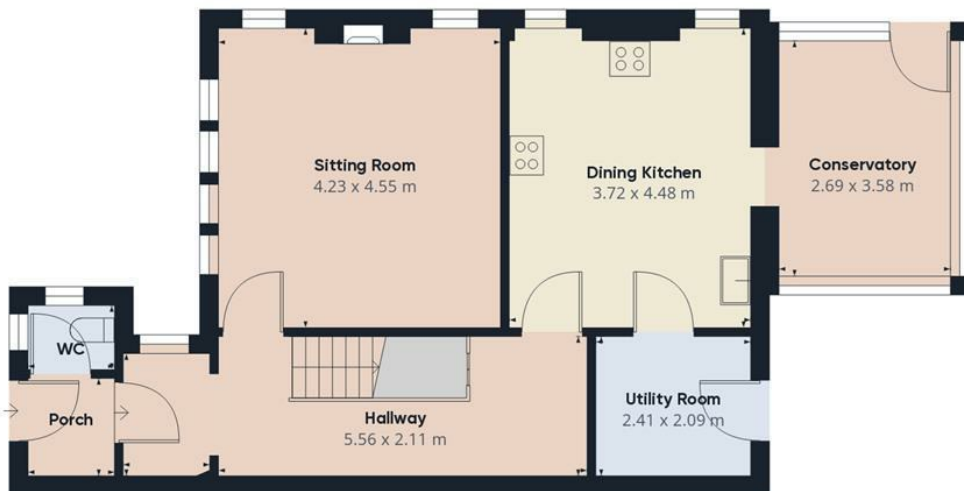
SERVICES: Mains electricity, gas, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: E45 Potential: C74

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

ASKING PRICE - £685,000



Approximate total area⁽¹⁾

163.16 m²

Reduced headroom

12.3 m²

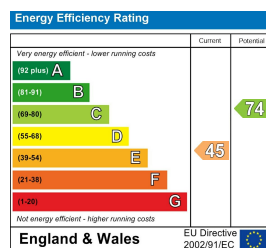
Reduced headroom
(below 1.5m/4.92ft)



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EPC



Material Information Report



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